



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

PLANET EARTH LANDSCAPING ARCHITECTS
5 DRYDEN STREET
COVENT GARDEN
LONDON
WC2E 9NW

Applicant:

STEINER SCHOOL
LANGLEY HILL
KINGS LANGLEY
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01141/97/FUL

THE PRIORY, LANGLEY HILL, KINGS LANGLEY, HERTFORDSHIRE, WD4 9HH
FORMATION OF PARKING AREA

Your application for full planning permission dated 14 July 1997 and received on 21 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 December 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01141/97/FUL

Date of Decision: 17 December 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. Notwithstanding the details of the construction of the car park shown on the 1:1250 Scale Plan, the car park shall be constructed of Hoofmark (UK) Ltd. 'GOLPLA FASTLAY' interlocking Grass Pavers in accordance with the details received by the local planning authority on 15 September 1997; once installed there shall be no variation to the surfacing of the car park unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the Scheduled Ancient Monument, the setting of the listed building, the Conservation Area and the Green Belt.

3. The car park hereby permitted shall not be brought into use until the existing vehicular access and access road shall have been altered fully in accordance with the details shown on Drawing No. 0090.06 received by the local planning authority on 15 September 1997, and thereafter the access road and radii shall not be further altered. A sight line of 2.4 m by 45 m to the south of the vehicular access shall be permanently maintained within which there shall be no obstruction more than 600 mm above the carriageway level; between 45m and 60m from the access, the vegetation on the bank abutting the carriageway shall be kept trimmed at all times to a height not exceeding 0.5 m above carriageway level.

Reason: In the interests of highway safety and for the avoidance of doubt.

4. The site shall be landscaped fully in accordance with the details shown on Drawing Nos. 0096.00 and 0090.06 Scale 1:500 in the planting season following the first occasion on which the car park is brought into use, and for the purposes of this condition a planting season shall commence on 1 October in any one year and end on 31 March in the following calendar year.

Reason: In the interests of the Conservation Area, the setting of the listed building, the Green Belt and the Landscape Development Area.

5. The existing car park shown hatched orange on the 1:1250 scale drawing shall be closed permanently to all vehicles within 7 days from the date of the first use of the car park hereby permitted, provided that service, delivery and disabled vehicles may continue to have access to this area. Within two months of the date of this permission, a scheme for landscaping the area shown hatched orange shall be submitted for approval to the local planning authority, and the approved scheme shall be carried out in the first planting season following the closure of the car park, unless otherwise agreed in writing by the local planning authority. For the purposes of this condition, a planting season has the same meaning as it has in condition 4.

Reasons: In the interests of the Conservation Area, the setting of the listed building, the Green Belt and Landscape development Area.

6. The flint wall shown on Drawing No. 0090.06 shall be permanently retained.

Reason: In the interests of the Conservation Area, the setting of the listed building, the Green Belt and the Landscape Development Area.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. Three disabled parking spaces, measuring 3.3m in width, shall be provided at the locations marked by the red letters 'A', 'B' and 'C' Drawing No.0096.00.

Reason: To ensure the proper provision for disabled people.

9. This planning permission does not relate to the details of exterior lighting as shown on the 'Lighting Plan' (Drawing No.0090.03) or the 1:1250 Scale Plan, and the car park hereby permitted shall not be brought into use until an alternative lighting scheme shall have been installed fully in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the Conservation Area, the setting of the listed building, the Green Belt and the Landscape Development Area and for the avoidance of doubt.