

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1256/96

Independent Care Management  
c/o Miller Hughes Associates  
Old Post Office Mews  
South Pallant  
Chichester  
West Sussex

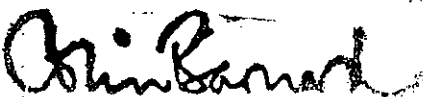
Miller Hughes Associates  
Old Post Office Mews  
South Pallant  
Chichester  
West Sussex  
P019 1XP

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Highfield House, Jupiter Drive/Queensway, Hemel Hempstead

SURGERY CENTRE WITH ASSOCIATED SHORT TERM CARE ACCOMMODATION, REFURBISHMENT, EXTENSION, LINK & PARTIAL DEMOLITION, NEW PARKING & ALTERATIONS TO ACCESS TO QUEENSWAY (RE-SUBMITTED)

Your application for *full planning permission* dated 01.10.1996 and received on 01.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).



Director of Planning

Date of Decision: 13.02.1997

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96

Date of Decision: 13.02.1997

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. This permission only relates to the use of the existing building, extensions and site curtilage by Independent Care Management Ltd as a surgery centre and associated short term care accommodation and for no other purpose, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, unless otherwise agreed in writing by the local planning authority.

Reason: The local planning authority has assessed the proposal based upon the specific operational requirements of Independent Care Management Ltd. The information provided has satisfied the local planning authority that the parking/access arrangements to be provided as shown by the approved drawings, will meet the operational requirements of the applicant for this 27 bedroom surgery centre. Notwithstanding this, a change in the occupier and its associated operational requirements would need separate assessment in terms of the availability of curtilage parking and the relationship of the site to the highway network. The use of additional areas for parking within the curtilage would be prejudicial to the parkland setting of the listed building, preserved trees and the role of the land as designated Open Land. The use of adjoining highways for parking would be unacceptable in this location.

3. There shall be no increase in the number of bedrooms, unless otherwise agreed by the local planning authority.

Reason: See Reason for Condition 2.

4. This permission only relates to the following drawings:

- (a) PL10: Location
- (b) PL20 Rev B (received 23 January 1997): Site Layout Plan
- (c) 9546/PL20A\* (received 16 December 1996): Services Zones
- (d) 9546 PL23 Rev A: Ground Floor Layout Plan
- (e) 9546/PL21
- (f) 9546/PL22
- (g) 9546/PL24A\* (received 3 February 1997)
- (h) 9546/PL25A\* (received 3 February 1997)
- (i) 96/011/02
- (j) 96/011/03
- (k) 96/011/01A

Reason: For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

5. Notwithstanding the details shown on Drawing No 9546/PL20A received by the local planning authority on 16 December 1996, this drawing shall only be used for the purposes of the identification of the zones for services (gas, water mains, electricity, telecom, cable, foul and surface water drainage).

Reason: For the avoidance of doubt.

6. The roof of the extensions hereby permitted shall be constructed of grey, black or dark blue natural slates, and no development shall be started until samples of the natural slates shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the roofing slates as approved.

Reason: In the interests of the appearance of the extended listed building.

7. Notwithstanding the details of external walls specified by the Statement dated 10 February 1997 this permission does not extend to any approval of the type of brick and bonding to be used for the development hereby permitted and no development shall be started until samples of the bricks shall have been submitted to and approved by the local planning authority; the development hereby permitted shall be carried out in the bricks so approved.

Reason: (a) In the interests of the appearance of the extended listed building.

(b) For the avoidance of doubt.

8. All the pipework and chimney shown on Drawing No 9546/PL24A\* shall be constructed of metal and painted black at all times.

Reason: In the interests of the appearance of the extended listed building.

9. No external plant/piping in addition to that shown on Drawing Nos 9546/PL24 and PL20 Rev B shall be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

10. All rainwater gutters and downpipes shall be constructed of aluminium and painted black at all times and shall not be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

11. All the window frames, external doors and first floor louvre feature shall be of timber construction and treated with a dark stained finish at all times to the reasonable satisfaction of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

12. Before any development hereby permitted commences a programme for the carrying out of the following works shall be submitted to and approved by the local planning authority:

- (a) Removal of the existing entrance ramp and reinstatement of steps, as shown on Drawing No 9546/PL21.
- (b) Removal of the existing fire exit door and replacement with window as shown on Drawing No 9546/PL22.
- (c) Removal of the existing galvanised steel fire escape as shown on Drawing No 9546/PL21.
- (d) Removal of all existing uPVC windows and replacement with timber windows in accordance with details received on 3 February 1997 and plans at a scale of between 1 to 5 and 1 to 10.
- (e) Refurbishment of the existing portico porch coloured yellow on Drawing No 9546/PL21 in accordance with plans at a scale of 1:20.

Reason: In approaching the redevelopment of the site, the refurbishment of the existing listed building has been a long and well established principle. This was a fundamental expectation of the Development Guidelines published by Hertfordshire County Council.

13. The surgery centre hereby permitted shall not be brought into use until all the arrangements for access, vehicle parking and circulation as shown on Drawing No PL20 Rev B shall have been provided fully in accordance with the approved details; thereafter these arrangements shall be retained at all times for the approved purposes.

Reasons:

- (a) To ensure the adequate and satisfactory provision of vehicle parking and turning facilities to serve the approved use.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

14. No areas other than the 54 allocated parking spaces shown on Drawing 'No PL20 Rev B shall at any time be used for vehicle parking within the curtilage of the site as edged red on Drawing No PL10.

Reason: The background for approving the parking layout has been to avoid the use beyond the designated 54 spaces for parking. The use of other areas within the curtilage of 'Highfield House' would be detrimental to the parkland setting of the listed building, prejudice the health of preserved trees at the site and the role of the curtilage which forms an important tract of designated Open Land.

15. The surgery centre hereby permitted shall not be brought into use until a scheme has been submitted to and approved by the local planning authority specifying precise measures, including signage, to ensure that the vehicular link between Jupiter Drive and Queensway will not be used as a short cut route (except by emergency and service vehicles). The approved scheme shall be implemented prior to the first use of the surgery centre and thereafter permanently retained in its approved form.

Reasons:

- (a) In the interests of highways safety.
- (b) In the interests of safeguarding the parkland setting of the listed building.
- (c) To satisfy Secured by Design requirements.

16. The access road linking Queensway to the front of 'Highfield House' shall not be edged in kerbing and all the access and parking areas shown on Drawing No PL20 Rev B shall be surfaced in gravel, details of which shall be submitted to and agreed in writing by the local planning authority. Following completion of the surfacing there shall be no variation of the approved surface treatment.

Reason: In the interests of safeguarding the setting of the listed building.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

17. Notwithstanding the details specified by EPCAD Consultants Report entitled "Report with respect to the retention of existing trees and proposed landscaping", before the commencement of any demolition or excavations details shall be submitted to and approved by the local planning authority of the precise position and form of all protective fencing around the trees, and other vegetation to be retained. The protective fencing shall be provided before any work commences on site and shall be retained until the completion of the development.

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.
18. The details subject to Condition 17 shall include the agreed method of construction relating to all the areas of development adjoining trees which are to be retained, with full reference to British Standard BS 5837: 1991 'Guide for trees in relation to construction' and Arboricultural Practice Note No 1 'Driveways Close to Trees' (APNI).

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.
19. Notwithstanding the details shown on Drawing No PL20 and EPCAD 2132/02 the only preserved trees which are authorised to be removed under the terms of this planning permission are 'T4' and 'T5', being trees that are subject to the Dacorum Borough Council TPO 279 dated 3 April 1996.

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

20. The only other trees/vegetation in addition to 'T4' and 'T5' which shall be removed from the site are trees 01, 05, 06, 07 and 08 and tree group 04 as specified by EPCAD Consultants Report entitled 'Report with respect to the retention of existing trees and proposed landscaping.

Reasons:

- (a) In the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.

21. In addition to the details of landscaping proposals shown on EPCAD Drawing No 2132/02, a scheme for new planting shall be submitted to the local planning authority specifying an additional line of lime trees to the south western side of the access driveway linking Queensway with 'Highfield House' and new specimens within the retained parkland between Highfield House and Queensway.

Reason: In the long term interests of the setting of the listed building and the role of the designated Open Land where there is a need to reinforce the parkland setting.

22. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the first occupation of any part of the new extension; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: In the long term interests of the setting of the listed building and the role of the designated Open Land where there is a need to reinforce the parkland setting.

23. There shall be no additional service routes to those shown on Drawing No 9546/PL20A, unless otherwise agreed by the local planning authority.

Reason: The service route strategy ensures that the preserved trees will be safeguarded.

24. Notwithstanding Condition 5 this permission does not extend to the detailed approval of the drainage strategy of the site.

Reason: This will need separate consideration by Thames Water Utilities, Environment Agency and Building Control.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

25. The emergency generator and fuel tank shown on Drawing No PL20 Rev B shall at all times be fully enclosed by a 2.5 m high closed boarded dark stained timber fence and incorporate an integral acoustic drop-over canopy to ensure that there is no emission of noise greater than 50dBA at 3 m; the fuel tank installation shall fully comply with the requirements of the Environment Agency.

Reason: In the interests of the setting of the listed building, the amenity of the area and in accordance with the requirements of the Environment Agency.

26. Before the surgery centre is first brought into use, a scheme for the exterior lighting shall be submitted to and approved by the local planning authority and installed in accordance with the approved scheme.

Reasons:

- (a) In the interests of the setting and appearance of the listed building and the parkland environment of this designated Open Land by night and day.
  - (b) In the interests of crime prevention.
  - (c) To safeguard the ecological environment.
  - (d) For the avoidance of doubt.
27. Unless otherwise agreed in writing, the only externally located plant installed to serve the surgery use shall be the two chillers and one air handling duct which shall be installed fully in accordance with the details shown on Drawing No PL20 Rev B. There shall be no variation to the plant as installed, except as may be agreed in writing by the local planning authority.

Reason: In the interests of the appearance and setting of the listed building.



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Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. This permission only relates to the use of the existing building, extensions and site curtilage by Independent Care Management Ltd as a surgery centre and associated short term care accommodation and for no other purpose, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, unless otherwise agreed in writing by the local planning authority.

Reason: The local planning authority has assessed the proposal based upon the specific operational requirements of Independent Care Management Ltd. The information provided has satisfied the local planning authority that the parking/access arrangements to be provided as shown by the approved drawings, will meet the operational requirements of the applicant for this 27 bedroom surgery centre. Notwithstanding this, a change in the occupier and its associated operational requirements would need separate assessment in terms of the availability of curtilage parking and the relationship of the site to the highway network. The use of additional areas for parking within the curtilage would be prejudicial to the parkland setting of the listed building, preserved trees and the role of the land as designated Open Land. The use of adjoining highways for parking would be unacceptable in this location.

3. There shall be no increase in the number of bedrooms, unless otherwise agreed by the local planning authority.

Reason: See Reason for Condition 2.

4. This permission only relates to the following drawings:

- (a) PL10: Location
- (b) PL20 Rev B (received 23 January 1997): Site Layout Plan
- (c) 9546/PL20A\* (received 16 December 1996): Services Zones
- (d) 9546 PL23 Rev A: Ground Floor Layout Plan
- (e) 9546/PL21
- (f) 9546/PL22
- (g) 9546/PL24A\* (received 3 February 1997)
- (h) 9546/PL25A\* (received 3 February 1997)
- (i) 96/011/02
- (j) 96/011/03
- (k) 96/011/01A

Reason: For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

5. Notwithstanding the details shown on Drawing No 9546/PL20A received by the local planning authority on 16 December 1996, this drawing shall only be used for the purposes of the identification of the zones for services (gas, water mains, electricity, telecom, cable, foul and surface water drainage).

Reason: For the avoidance of doubt.

6. The roof of the extensions hereby permitted shall be constructed of grey, black or dark blue natural slates, and no development shall be started until samples of the natural slates shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the roofing slates as approved.

Reason: In the interests of the appearance of the extended listed building.

7. Notwithstanding the details of external walls specified by the Statement dated 10 February 1997 this permission does not extend to any approval of the type of brick and bonding to be used for the development hereby permitted and no development shall be started until samples of the bricks shall have been submitted to and approved by the local planning authority; the development hereby permitted shall be carried out in the bricks so approved.

Reason: (a) In the interests of the appearance of the extended listed building.

(b) For the avoidance of doubt.

8. All the pipework and chimney shown on Drawing No 9546/PL24A\* shall be constructed of metal and painted black at all times.

Reason: In the interests of the appearance of the extended listed building.

9. No external plant/piping in addition to that shown on Drawing Nos 9546/PL24 and PL20 Rev B shall be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

10. All rainwater gutters and downpipes shall be constructed of aluminium and painted black at all times and shall not be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

11. All the window frames, external doors and first floor louvre feature shall be of timber construction and treated with a dark stained finish at all times to the reasonable satisfaction of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

12. Before any development hereby permitted commences a programme for the carrying out of the following works shall be submitted to and approved by the local planning authority:

- (a) Removal of the existing entrance ramp and reinstatement of steps, as shown on Drawing No 9546/PL21.
- (b) Removal of the existing fire exit door and replacement with window as shown on Drawing No 9546/PL22.
- (c) Removal of the existing galvanised steel fire escape as shown on Drawing No 9546/PL21.
- (d) Removal of all existing uPVC windows and replacement with timber windows in accordance with details received on 3 February 1997 and plans at a scale of between 1 to 5 and 1 to 10.
- (e) Refurbishment of the existing portico porch coloured yellow on Drawing No 9546/PL21 in accordance with plans at a scale of 1:20.

Reason: In approaching the redevelopment of the site, the refurbishment of the existing listed building has been a long and well established principle. This was a fundamental expectation of the Development Guidelines published by Hertfordshire County Council.

13. The surgery centre hereby permitted shall not be brought into use until all the arrangements for access, vehicle parking and circulation as shown on Drawing No PL20 Rev B shall have been provided fully in accordance with the approved details; thereafter these arrangements shall be retained at all times for the approved purposes.

Reasons:

- (a) To ensure the adequate and satisfactory provision of vehicle parking and turning facilities to serve the approved use.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

14. No areas other than the 54 allocated parking spaces shown on Drawing No PL20 Rev B shall at any time be used for vehicle parking within the curtilage of the site as edged red on Drawing No PL10.

Reason: The background for approving the parking layout has been to avoid the use beyond the designated 54 spaces for parking. The use of other areas within the curtilage of 'Highfield House' would be detrimental to the parkland setting of the listed building, prejudice the health of preserved trees at the site and the role of the curtilage which forms an important tract of designated Open Land.

15. The surgery centre hereby permitted shall not be brought into use until a scheme has been submitted to and approved by the local planning authority specifying precise measures, including signage, to ensure that the vehicular link between Jupiter Drive and Queensway will not be used as a short cut route (except by emergency and service vehicles). The approved scheme shall be implemented prior to the first use of the surgery centre and thereafter permanently retained in its approved form.

Reasons:

- (a) In the interests of highways safety.
- (b) In the interests of safeguarding the parkland setting of the listed building.
- (c) To satisfy Secured by Design requirements.

16. The access road linking Queensway to the front of 'Highfield House' shall not be edged in kerbing and all the access and parking areas shown on Drawing No PL20 Rev B shall be surfaced in gravel, details of which shall be submitted to and agreed in writing by the local planning authority. Following completion of the surfacing there shall be no variation of the approved surface treatment.

Reason: In the interests of safeguarding the setting of the listed building.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

17. Notwithstanding the details specified by EPCAD Consultants Report entitled "Report with respect to the retention of existing trees and proposed landscaping", before the commencement of any demolition or excavations details shall be submitted to and approved by the local planning authority of the precise position and form of all protective fencing around the trees, and other vegetation to be retained. The protective fencing shall be provided before any work commences on site and shall be retained until the completion of the development.

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
  - (b) For the avoidance of doubt.
18. The details subject to Condition 17 shall include the agreed method of construction relating to all the areas of development adjoining trees which are to be retained, with full reference to British Standard BS 5837: 1991 'Guide for trees in relation to construction' and Arboricultural Practice Note No 1 'Driveways Close to Trees' (APNI).

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
  - (b) For the avoidance of doubt.
19. Notwithstanding the details shown on Drawing No PL20 and EPCAD 2132/02 the only preserved trees which are authorised to be removed under the terms of this planning permission are 'T4' and 'T5', being trees that are subject to the Dacorum Borough Council TPO 279 dated 3 April 1996.

Reasons:

- (a) To safeguard preserved trees and other vegetation at the site in the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

20. The only other trees/vegetation in addition to 'T4' and 'T5' which shall be removed from the site are trees 01, 05, 06, 07 and 08 and tree group 04 as specified by EPCAD Consultants Report entitled 'Report with respect to the retention of existing trees and proposed landscaping.

Reasons:

- (a) In the interests of the setting of the listed building and the designated Open Land.
- (b) For the avoidance of doubt.

21. In addition to the details of landscaping proposals shown on EPCAD Drawing No 2132/02, a scheme for new planting shall be submitted to the local planning authority specifying an additional line of lime trees to the south western side of the access driveway linking Queensway with 'Highfield House' and new specimens within the retained parkland between Highfield House and Queensway.

Reason: In the long term interests of the setting of the listed building and the role of the designated Open Land where there is a need to reinforce the parkland setting.

22. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the first occupation of any part of the new extension; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: In the long term interests of the setting of the listed building and the role of the designated Open Land where there is a need to reinforce the parkland setting.

23. There shall be no additional service routes to those shown on Drawing No 9546/PL20A, unless otherwise agreed by the local planning authority.

Reason: The service route strategy ensures that the preserved trees will be safeguarded.

24. Notwithstanding Condition 5 this permission does not extend to the detailed approval of the drainage strategy of the site.

Reason: This will need separate consideration by Thames Water Utilities, Environment Agency and Building Control.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1256/96 (CONTINUED)

Date of Decision: 13.02.1997

25. The emergency generator and fuel tank shown on Drawing No PL20 Rev B shall at all times be fully enclosed by a 2.5 m high closed boarded dark stained timber fence and incorporate an integral acoustic drop-over canopy to ensure that there is no emission of noise greater than 50dBA at 3 m; the fuel tank installation shall fully comply with the requirements of the Environment Agency.

Reason: In the interests of the setting of the listed building, the amenity of the area and in accordance with the requirements of the Environment Agency.

26. Before the surgery centre is first brought into use, a scheme for the exterior lighting shall be submitted to and approved by the local planning authority and installed in accordance with the approved scheme.

Reasons:

- (a) In the interests of the setting and appearance of the listed building and the parkland environment of this designated Open Land by night and day.
  - (b) In the interests of crime prevention.
  - (c) To safeguard the ecological environment.
  - (d) For the avoidance of doubt.
27. Unless otherwise agreed in writing, the only externally located plant installed to serve the surgery use shall be the two chillers and one air handling duct which shall be installed fully in accordance with the details shown on Drawing No PL20 Rev B. There shall be no variation to the plant as installed, except as may be agreed in writing by the local planning authority.

Reason: In the interests of the appearance and setting of the listed building.