

Director of Corporate Services
(County Property Partnership)
Hertfordshire County Council

COUNTY DEVELOPMENT UNIT

DAVIDSON
~~Broxborough~~ Borough Council
Director of Social Services
Director of Corporate Services
Environment Agency
Transportation Policy
HEIS - Landscape
Coding/Survey

County Hall
Hertford SG13 8DN

Telephone 01992 556267
Minicom 01992 555224
Fax 01992 555648

Appl'n no 4/1297-96

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

In pursuance of powers granted under the above Act and Regulations, and other Regulations and Orders for the time being in force thereunder, the following development by Hertfordshire County Council, as described in your LADC application form dated 3 October 1996 (received 8 October 1996) and the seven drawings numbered 1257/01, 1257/02, 257/03, 1257/04, 1257/05, 1257/06 and 1257/09/A, IS HEREBY PERMITTED, SUBJECT TO THE FOUR CONDITIONS SET OUT IN APPENDIX A ATTACHED:

NEW EIGHT - PLACE CHILDREN'S HOME

LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD

Signed *Susan Davidson*.....

Date *17 December 1996*.....

Susan Davidson
Authorised Officer



Awarded for
excellence
in public
service

Director: Charlie Watson

**PROPOSED ERECTION OF NEW EIGHT - PLACE CHILDREN'S HOME
LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD
Conditions to be attached to planning permission (4/1297-96)**

1. **SOAKAWAYS**

No soakaways shall be constructed such that they penetrate the water table and none shall in any event exceed three metres in depth below existing ground level nor be constructed in contaminated ground.

Reason : To prevent the pollution of groundwater in accordance with the requirements of the Environment Agency.

2. **ACCESS**

The vehicular access off Durrants Hill Road into the site shall be constructed having a minimum width of 4.1 metres.

Reason : In accordance with the requirements of the Highway Authority, the width of the access shown on submitted drawing number 1257/02 being only 3.6 metres wide, which is inadequate to enable vehicles to enter and exit the site safely.

3. **PLANTING DETAILS**

The development hereby permitted shall not be commenced until the planting proposals shown on landscaping drawing number 1257/09/A have been amended to exclude all poisonous plants.

Reason : In the interests of public safety, this being a scheme for a children's home and eight of the plants specified on the submitted drawing being either poisonous or mildly poisonous.

4. **COMPLETION OF LANDSCAPING SCHEME**

All the proposed landscaping shown on drawing number 1257/09/A, as subsequently amended and approved in accordance with condition 3 above, shall be carried out within the first available planting season after occupation of any part of the new building hereby permitted. Any existing tree shown on the approved drawing as to be retained and any tree or shrub planted as part of the approved scheme which dies or is severely damaged within five years of completion of the planting scheme shall be replaced during the first available planting season to the satisfaction of the County Planning Authority.

Reason : To ensure the adequate and satisfactory landscaping of the site in the interests of the amenity of the area.

S. Davidson 17.12.96

Director of Corporate Services
(County Property Partnership)

Hertfordshire County Council PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					
Ref.					
D.P.		D.P.	U.C.	B.C.	APPL.
Received		20 MAY 1997			
Comments					

COUNTY DEVELOPMENT UNIT

County Hall
Hertford SG13 8DN.

Telephone 01992 556267
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Fax 01992 556202

Appl'n no 4/1297-96

NEW EIGHT - PLACE CHILDREN'S HOME
LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD
(Application reference 4/1297-96) *hus*

I HEREBY APPROVE amended drawing number 1257/09/C as superseding drawing number 1257/09/B approved 24 January 1997, which was submitted pursuant to condition 3 imposed on the planning permission dated 17 December 1996 for the above development and had been amended in respect of the planting details shown on drawing number 1257/09/A referred to in that decision notice, subject to the following:

Any excavation works for construction of the footpath access should not exceed 75mm in depth within the canopy of any existing tree to be retained and should be carried out by hand, any roots becoming exposed to be wrapped in sharp sand and paper to prevent them drying out. The sub-base should not be heavily compacted over the roots, and the path edging should allow for bridging over any roots.

Signed *Susan Davidson*

Date *16 May 1997*

Susan Davidson
Authorised Officer

Copies to : Dacorum Borough Council
Director of Social Services fao Mr J M Roblin



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(County Property Partnership)
Hertfordshire County Council

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Appl'n no 4/1297-96

**NEW EIGHT - PLACE CHILDREN'S HOME
LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD**
(Application reference 4/1297-96)

DECISION	APPROVED
DATE	28 JAN 1997
SIGNED BY	
[Signature]	

I HEREBY APPROVE drawing number 1257/09/B, submitted pursuant to condition 3 imposed on the planning permission dated 17 December 1996 for the above development and amended in respect of the planting details, as superseding drawing number 1257/09/A referred to in that decision notice.

Signed Susan Davidson

Susan Davidson
Authorised Officer

Date 24 January 1997

Copies to: Dacorum Borough Council
Director of Social Services fao Mr J M Roblin
HSD Architects





Director of Corporate Services
(County Property Partnership)
Hertfordshire County Council

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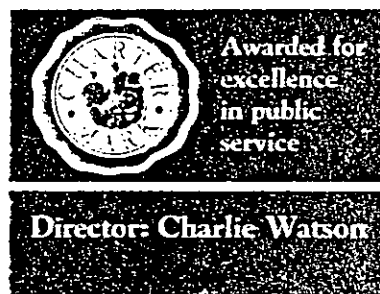
NEW EIGHT - PLACE CHILDREN'S HOME

LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD

Signed Susan Davidson

Date 17 December 1996

Susan Davidson
Authorised Officer



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LAWN LANE / DURRANTS HILL ROAD, HEMEL HEMPSTEAD
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JDavies 17.12.96