

HERTFORDSHIRE COUNTY COUNCIL



PLANNING DEPARTMENT  
County Hall,  
Hertford,  
SG13 8DD

GEOFFREY STEELEY  
County Planning Officer

Copies to: Education  
C. Valuer & L. Agent  
C. Secs  
Dacorum B.C.  
Tim Kingston  
D/N File

Hertford : 54242  
Ext : 5613  
Your ref :  
My ref : 4/1312-84CC  
Date : 17th April 1985  
Please ask for : Mr S Christie

Dear Sir

THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976  
DEEMED CONSENT

I, G C Steeley, County Planning Officer, hereby give notice pursuant to Regulations 5(4) and 6(2) of the Town and Country Planning General Regulations 1976, that the proposed residential development (in outline) on land off Alexandra Road, Kings Langley as shown on drawing No. LA/6282/B

Application No:- .....4/1312-84CC.....is authorised subject to the following conditions:

See Appendix B

For your records please note that deemed consent was granted for the above project by:

a) Delegated Chief Officer's Authority on.....3rd May 1985.....

Item No .....339.1.....

b) ~~At a meeting of the~~.....

Yours faithfully

*Geoffrey Steeley*

County Planning Officer

APPENDIX B

Conditions:

4/1312-84cc

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the access, siting layout design, external appearance and landscaping of the development which shall have been approved by the District Planning Authority before the development is commenced.
2. (a) Application for approval in respect of all matters reserved in Condition (1) above shall be made to the District Planning Authority within a period of three years commencing on the date of this notice.  
(b) The development to which this permission relates shall be begun not later than whichever is the later of the following dates:
  - (i) The expiration of a period of five years, commencing on the date of this notice.
  - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the District Planning Authority or by the Secretary of State of, in the case of approval given on different dates, the final approval of the last such matter to be approved by the District Planning Authority or by the Secretary of State.
3. Not less than 50% of the site area be devoted to Elderly Persons accomodation.
4. Any access from Rockliffe Avenue, to the site shall be restricted to that serving the Elderly Persons accomodation.
5. Not more than 30 car parking spaces shall be provided in that part of the development served from Alexandra Road.
6. The details of the development as required by Condition (1) of this permission shall include measures showing boundary protection on that part of the site abutting Kings Langley Youth Club, to minimise the noise disturbance.
7. The developer shall construct the accesses to the satisfaction of the Highways Authority and the development shall not be brought into use until the accesses are so constructed.
8. Not more than 12 car parking spaces shall be provided for the Elderly Persons development served from Rockliffe Avenue.

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Reasons:

4/1312-84CC

1. To comply with the provisions of the Town and Country Planning General Development order 1977 and 1980.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act 1971.
3. To comply with the policies of the approved District Plan.
4. In the interests of amenity.
5. In the interests of Highways Safety and amenity.
6. To protect the amenities of the residents.
7. So that the access is constructed to the current Hertfordshire County Council and District Council specification as required by the District Planning Authority.
8. In the interests of Highways safety and amenity, and in order to comply with the policies of the approved District Plan.

County Valuer & Land Agent,  
Hertfordshire County Council,  
County Hall,  
Hertford.

2580

Mr. M. Betambeau

For the attention of Mr. Powrie

4/1312/84CC/MB/JS

17th January 1985

Dear Sir,

RESIDENTIAL DEVELOPMENT  
KINGS LANGLEY INFANTS SCHOOL, ALEXANDRA ROAD, KINGS LANGLEY

With reference to your consultation under the Town and Country Planning General Regulations 1976, the matter was formally considered by the Council's Development Control Committee on 10th January 1985.

After careful consideration of the issues involved, the Committee resolved to inform the County Council that although there are reservations regarding the development of the site for residential purposes in terms of access and possible noise nuisance, there is no objection in principle to the development of the site subject to suitable conditions being imposed securing the following:-

- (a) submission and approval of reserved matters;
- (b) that not less than 50% of the site be devoted to elderly persons accommodation;
- (c) that any development utilising access from Rockliffe Avenue be restricted to elderly persons accommodation generating a need for not more than 12 parking spaces;
- (d) that development utilising access from Alexandra Road be restricted to that generating not more than 30 parking spaces;
- (e) that adequate precautions are taken to ensure acceptable noise attenuation at the boundary of the site abutting the Kings Langley Youth Club;
- (f) that any access roads shall be constructed in accordance with plans submitted to and approved by the local planning authority.

In view of the approved planning policies for the area, and the nature of accesses serving the site, the Committee has requested that a member level meeting be set up to discuss the implications of the proposal.

contd./...

should the County Council decide to grant planning permission otherwise than in the terms set out in (a) to (f) above.

Perhaps you would bear this aspect in mind when considering the matter further.

Yours faithfully,



Chief Planning Officer

c.c. Director of Housing & Health  
Director of Technical Services  
Public Register