

-TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1337/93

Colleycare Ltd
Three Gables
Corner Hall Lawn Lane
Hemel Hempstead
HERTS

Brian B Smith
Old Sub Station
Saracens Head Yard
Holywell Hill
ST ALBANS

DEVELOPMENT, ADDRESS AND DESCRIPTION

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St. Josephs, Aylesbury Road, Tring

ERECTION OF ELDERLY PERSONS HOME-REVISED ACCESS AND SITE LAYOUT DETAILS

Your application for *full planning permission* dated 08.09.1993 and received on 01.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

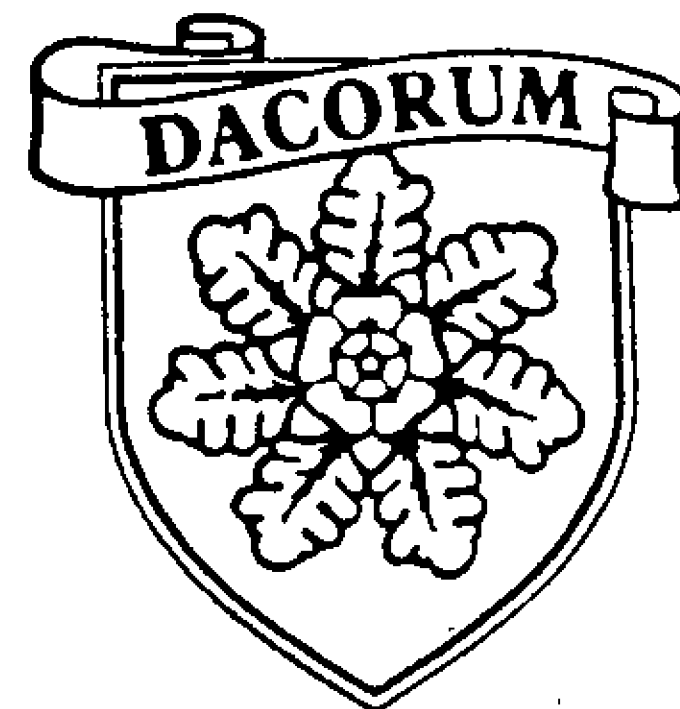
Director of Planning.

Date of Decision: 11.08.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1337/93

Date of Decision: 11.08.1994



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. The development hereby permitted shall be constructed in the materials approved by the local planning authority under reference 4/0528/93 on 8 June 1992 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. The Aylesbury Road boundary wall and railings shall be erected in accordance with Drawing No. 17B and the approved 1:50 scale drawing titled "Proposals for alterations to boundary wall to front as built" within three months of the date of this planning permission.

Reason: To ensure a satisfactory appearance.

4. The accesses and car park shall be laid out in accordance with approved drawing No. 11B within three months of the date of this planning permission and the eleven parking spaces provided shall not thereafter be used other than for the parking of vehicles.

Reason: In the interests of highways safety and to ensure a satisfactory appearance.

5. Within three months of the date of this permission a scheme of landscaping for the whole site shall be submitted for the approval of the local planning authority. This scheme of landscaping shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

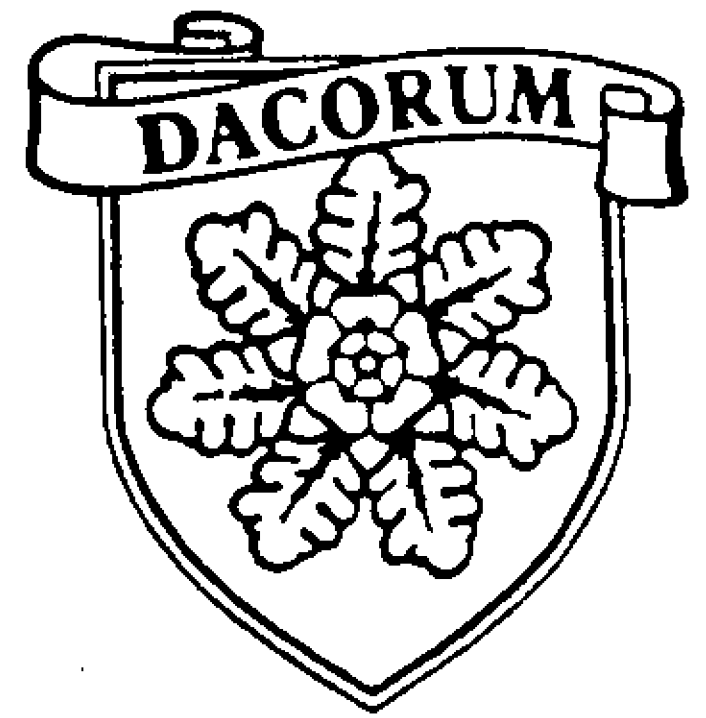
6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the approval of the scheme referred to in condition 5 above; and any trees or plants which within a period of 5 years from the completion of the 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: To maintain and enhance visual amenity.

Cont....

CONDITIONS APPLICABLE
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7. The development hereby permitted shall be used only as an elderly persons' nursing home and for no other purpose (including any other use falling within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class on any statutory instrument revoking and re-enacting that Order), and none of the bedrooms except those occupied by staff shall be occupied by anyone aged under 55 years.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.