

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1344/93

Dacorum & St. Albans NHS Trust
99 Waverley Road
St. Albans
Herts

Medical Architects & Art Projects
7-13 Cottons Gardens
London
E2 8DN

DEVELOPMENT ADDRESS AND DESCRIPTION

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Allandale/Slippers Hill, Hemel Hempstead, Herts

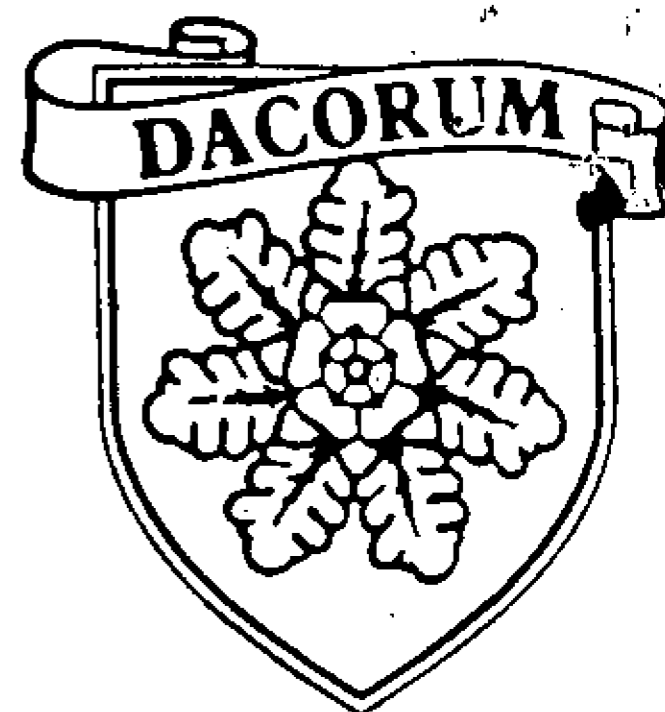
COMMUNITY TREATMENT UNIT FOR ADULT MENTALLY ILL

Your application for *full planning permission* dated 30.09.1993 and received on 05.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.04.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1344/93

Date of Decision: 22.04.1994

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. No work shall be started on the development hereby permitted until details, including samples, of the materials to be used for the building and the parking area shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: in the interests of the appearance of the development.

3. The ridge level of the two storey part of the development, as shown by the purple line on Drawing No. 149/P/06/B, shall be 0.6 m below the ridge level of No. 32 Slippers Hill, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory development.

4. The development hereby permitted shall be set out fully in accordance with the details shown on Drawing No. 149/P/01/B.

Reason: For the avoidance of doubt.

5. The non-secure residential community treatment unit hereby permitted shall at no time be used for the treatment of more than 30 patients, comprising of 24 residential patients and no more than 6 outpatients who are not resident at the unit but using the ancillary day-centre facilities.

Reason: To safeguard the residential amenity of the area.

6. Visits to the Unit by people who are not residents or outpatients shall only take place at the following times:-
 - a) Monday to Friday - between 5.30 and 9.00 pm
 - b) Saturday & Sunday - between 10.00 am and 9.00 pm.

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

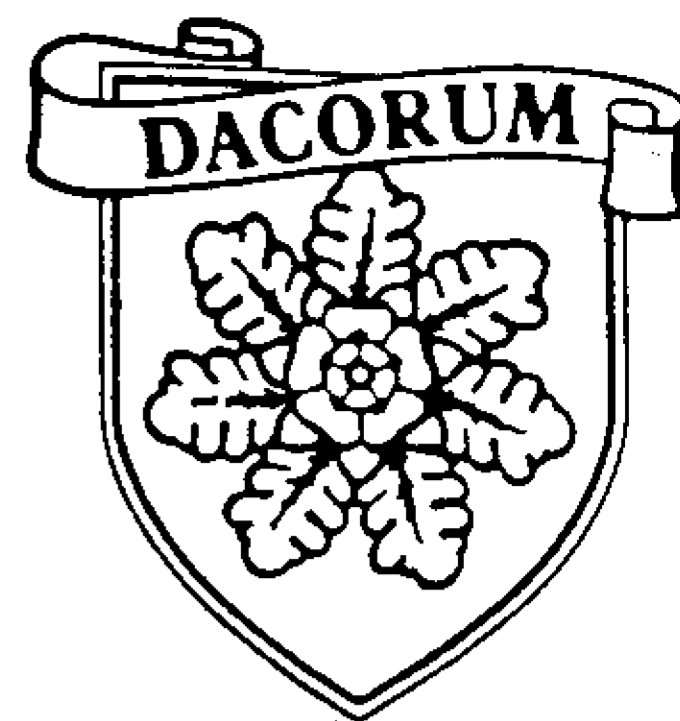
7. Notwithstanding the provisions of the Town and Country Planning (Use Classes Order Class C2 entitled "Residential Institutions") 1987, the development hereby permitted shall only be used for the residential accommodation and care of the persons with a mental disorder, in a non-secure unit, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenity of the area.

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CONDITIONS APPLICABLE
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8. The building hereby permitted shall not be brought into use until the 5.5 m wide access road served by 6 m radii and 2.4 m x 35 m sight lines to each side of the vehicular access shall have been provided fully in accordance with the details shown on Drawing No. 149/P/01/B. Within the sight lines of 2.4 m x 35 m provided to each side of the vehicular access there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.

Reason: In the interests of highways safety.

9. The building hereby permitted shall not be brought into use until the turning circle shown on Drawing No. 149/P/01/B shall have been provided.

Reason: To ensure a satisfactory means of access.

10. The development hereby permitted shall not be brought into use until all parking spaces shown on Drawing No. 149/P/01/B shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure that at all times there is adequate off-street parking to serve the use.

11. The spaces numbered 11, 12 and 13 shall be marked at all times for use by only disabled people and the temporary bay as referred to on Drawing No. 149/P/01/B shall be so marked only for use by staff and delivery vehicles.

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

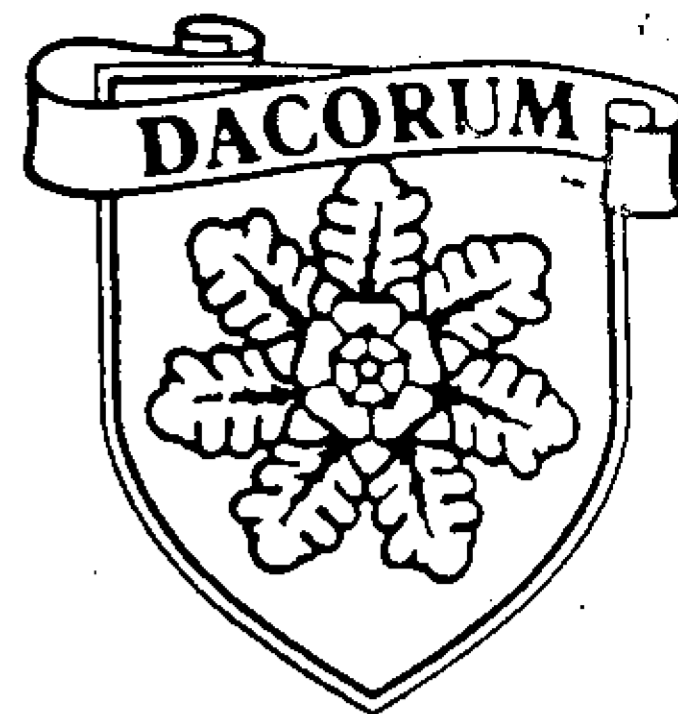
12. Excavations for the pedestrian fire fighting access from Allandale shall be carried out by hand; this access shall be provided before the building is brought into use and thereafter permanently maintained.

Reason: In the interests of public safety and visual amenity.

13. Prior to the commencement of any development at the site or any ground clearance, 2.4 m high protective fencing consisting of 20 mm exterior plywood securely fixed and mounted on scaffold poles to BS5367, shall be erected along the whole length of the line coloured green on Drawing No. 149/P/01/B and the fencing shall be retained until such time as may be agreed in writing by the local planning authority.

Reason: In order to safeguard the existing preserved trees on the site which are to be retained during the course of construction works and thereafter.

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CONDITIONS APPLICABLE
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14. Prior to the commencement of any development at the site or any ground clearance, the position of the building shall be set out precisely in relation to existing trees, and those trees to be removed shall be clearly marked. No felling or other works to any trees shall be carried out until details shall have been agreed in writing with the local planning authority.

Reason: For the avoidance of doubt, in the interests of safeguarding the preserved trees which are to be retained.

15. 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 occupation of the buildings or the completion of the development, whichever is the sooner; 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.

16. The building hereby permitted shall not be brought into use until the details of the mesh (welded) fencing along the western and northern boundaries, as shown by the line coloured purple on Drawing No. 149/P/01/B, and the trellis fencing along the eastern boundary of the site shall have been submitted to and approved by the local planning authority, and both sets of fencing shall have been provided in accordance with the approved details. Once provided, the fencing shall thereafter be permanently retained.

Reason: In the interests of visual and residential amenity.

17. The building shall not be brought into use until a detailed lighting scheme shall have been submitted to and approved by the local planning authority, which shall show the precise position, type, light spill glare and design of all luminaries in relation to ongoing residential development.

Reason: To safeguard the residential amenity of the area.

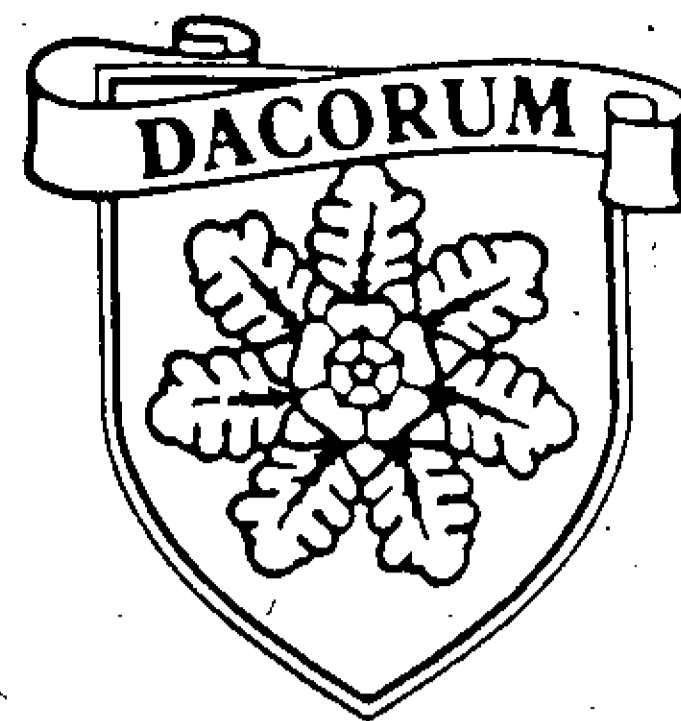
18. Notwithstanding the details shown on the approved drawings, the development shall not be commenced until a comprehensive drainage strategy shall have been submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.

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19. Any soakways shall be constructed such that they do not penetrate the water table, and they shall not in any event exceed 3 m in depth below existing ground level, nor be constructed in contaminated land.

Reason: To prevent the increased risk of flooding and prevent pollution of the water environment.

20. The sewerage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, shall be discharged to the surface water system.

Reason: To prevent pollution of the water environment.

21. Prior to the commencement of any development at the site, full details of the position of all services, including all service and drainage runs and excavations required, shall be submitted to and approved by the local planning authority, and the development shall be carried out fully in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the preserved trees which are to be retained.