

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1418/94

Nationwide Childcare Organisation
Abbey House
28-29 Railway Approach
Worthing
SUSSEX

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Little Chef, London Road, Bourne End

CHANGE OF USE CAFE TO DAY NURSERY

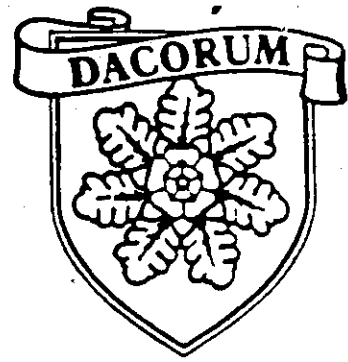
Your application for *full planning permission* dated 02.11.1994 and received on 03.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 17.03.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1418/94

Date of Decision: 17.03.1995

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 use hereby permitted shall only relate to the ground floor of the building and the area edged red on the approved plan.

Reason: For the avoidance of doubt as the first floor is to be only used as a self-contained residential unit.

3. The first floor of the building shall be permanently retained as a self-contained flat.

Reasons:

(a) For the avoidance of doubt.

(b) In accordance with the Development Plan Policy framework, it is considered that this part of the building shall be permanently retained for residential purposes as a self-contained unit.

4. Notwithstanding the provisions of the Town and Country Planning User Classes Order 1987 (Part D Class D1), the ground floor of the building, as referred to by Condition 2 and associated area edged red as shown on the approved plan, shall only be used as a day nursery.

Reason: To enable the local planning authority to retain control over other uses of the building included within Class D1 of the Use Classes Order 1987 given that any alternative use under Class D1 will need separate assessment under the Development Plan policy framework.

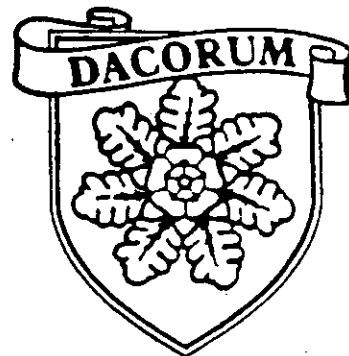
5. The ground floor of the building, as referred to by Conditions 2 and 4, shall only be used as a day nursery between 8.00 am and 6.00 pm on Mondays to Fridays.

Reason: To safeguard the residential amenity of the locality.

6. The ground floor of the building, as referred to by Conditions 2, 4 and 5, shall not be brought into use as a day nursery until a scheme has been submitted and approved by the local planning authority showing the position and associated boundary treatment of the external play area.

Reason: To enable the local planning authority to retain control over the impact of the use in the interests of safeguarding the residential amenity of the locality.





CONDITIONS APPLICABLE
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7. The external play area scheme, subject to Condition 6, shall be installed before the ground floor of the building, as referred to by Conditions 2, 4, 5 and 6, is first brought into use, and shall thereafter be permanently retained as approved.

Reason: To ensure that the play area serving the use is only provided in the approved position in the interests of safeguarding the residential amenity of the locality.

8. The ground floor of the building, as referred to by Condition 2, shall not be brought into use as a nursery until there has been submitted to and approved by the local planning authority a scheme of landscaping, which 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.

10. 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.

