



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1469/90

Wellcome Foundation  
Ravens Lane  
Berkhamsted  
Herts

Antony Moyes  
141 Lower Luton Road  
Wheathamstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Wellcome Foundation, Ravens Lane/Manor Street, Berkhamsted

DEMOLITION OF BUILDINGS, REBUILDING NO'S 27/28 RAVENS LANE FORMATION OF CAR PARK  
AND ACCESS

Your application for *full planning permission* dated 12.10.1990 and received on  
15.10.1990 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

Director of Planning

Date of Decision: 31.01.1991

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1469/90

Date of Decision: 31.01.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No work shall commence on the development hereby permitted until details of materials to be used externally including windows and external doors on 27/28 Ravens Lane and the brick walls within all the parking areas 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.
3. No work shall commence on the development hereby permitted until details of materials to be used on the hard surfaces of the car parks 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.
4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan No. 128.3B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
5. No development shall take place 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.
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 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.
7. The kerb radii of all new access points shall be 6 m and shall include a pram/wheelchair crossing.
8. None of the floorspace shown on Dwg No 128.3B, whether existing or proposed, shall be used otherwise than for purposes falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1469/90

Date of Decision: 31.01.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3. To ensure a satisfactory appearance.
4. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 5-6. To maintain and enhance visual amenity.
7. In the interests of highways safety.
8. Other uses falling within Class B1 are likely to introduce additional industrial traffic into Ravens Lane and Manor Street which are both narrow and congested, to the detriment of highway safety and the amenity of surrounding residential properties.