

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1545/94

Miss K Hay  
20 Benchleys Road  
Hemel Hempstead  
Herts

Terrapin Ltd  
Bond Avenue  
Milton Keynes  
Bucks  
MK1 1JJ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Hammond J M I School, Cambrian Way, Hemel Hempstead

DAY NURSERY AND ANCILLARY PARKING

Your application for *full planning permission* dated 02.12.1994 and received on 02.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.02.1995

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1545/94

Date of Decision: 16.02.1995

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 walls of the nursery building hereby permitted shall be constructed of the external cladding specified as "Stenni" GRP, Colour Sienna, samples of which were received by the local planning authority on 12 January 1995.

Reasons:

- (a) To ensure a satisfactory appearance.
- (b) For the avoidance of doubt.

3. The roof of the nursery building hereby permitted shall be constructed of Marley Modern single lap tiles; colour smooth brown, as specified in the catalogue (October 1992) received by the local planning authority on 12 January 1995.

Reasons:

- (a) To ensure a satisfactory appearance.
- (b) For the avoidance of doubt.

4. The building hereby permitted shall not be brought into use until the seventeen spaces shown on car parking layout received by the local planning authority on 12 January 1995 shall have been provided, and the car parking area shall not thereafter be used for any purpose other than shown for the parking of vehicles.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.

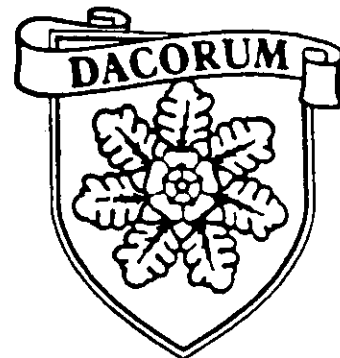
5. The car parking area subject to Condition 4 shall be surfaced in gravel before the building hereby permitted is brought into use and shall be thereafter permanently finished in gravel.

Reason: In the interests of the appearance of the site within the locality.

Continued

CONDITIONS APPLICABLE  
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6. The only access to the site shall be from that from Cambrian Way shown on the approved plans.

Reasons:

- (a) In the interests of highways safety.
- (b) For the avoidance of doubt.
- (c) The access at this point will minimise the impact upon the appearance of the locality. An accessway formed between the main access to the JMI Hammond School would disrupt the appearance of the open land designation of the school playing fields.

7. A visibility splay of 2.4 m x 2.4 m shall be provided to each side of the access shown on the approved plan, as measured from the back edge of the footpath prior to the first occupation of the building and use of the car park hereby permitted and shall be thereafter permanently maintained, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above ground level.

Reason: In the interests of highways safety.

8. With the exception of the requirements of Condition 7 which requires the removal of sections of the existing hedge coloured green on the approved plan, this hedge shall be permanently retained and before development hereby permitted is commenced a 1.2 metre high chestnut pale fence shall be erected in the position shown by the orange line on the approved plan and shall be retained until the completion of the development.

Reason: In the interests of the site within the locality.

9. Any part or parts of the hedge subject to Condition 8 as become damaged shall be replaced within the next planting season following the completion of the development.

Reason: In the interests of the site within the locality.

10. Before the building and car park hereby permitted are first brought into use a scheme for boundary treatment shall be submitted to and approved by the local planning authority, and such scheme as may be approved shall be implemented within the time period specified in that approval.

Reason: To enable the local planning authority to retain control over the appearance of the locality.

Continued



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1545/94

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11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (Part D Class D1) (Non-residential Institutions), the building hereby permitted shall be used only as a day nursery and for no other purpose.

Reason: To enable the local planning authority to retain future control over the future use of the site. Some of the specified uses require in excess of 17 car parking spaces shown on the approved plans. The local planning authority is of the opinion that any use of the site should be served by adequate off-street parking in this location. This is in the interests of highway safety and the residential amenity of nearby residents.