



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

IAN PANKHURST ARCHITECT  
ELMWOOD  
BURCHETTS GREEN LANE  
MAIDENHEAD  
BERKS  
SL6 3QW

NICHOLAS KING HOMES PLC  
NO 1 REGIUS COURT  
CHURCH ROAD  
PENN  
BUCKINGHAMSHIRE  
HP10 8RL

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01814/98/FUL**

**BERKHAMSTED PREPARATORY SCHOOL, CHESHAM ROAD, BERKHAMSTED, HERTS**

**DEMOLITION OF REDUNDANT SCHOOL BUILDING AND ERECTION OF 31 FLATS IN 3 BLOCKS WITH ASSOCIATED PARKING INCLUDING UNDER-BUILDING GARAGE PARKING (DUPLICATE APPLICATION)**

Your application for full planning permission dated 16 October 1998 and received on 19 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 30 June 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01814/98/FUL**

Date of Decision: 30 June 1999

**1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

**2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

**3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure and boundary treatment, hard surfacing materials, minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc), details of retained trees, details of the specification and position of fencing and other measures to be taken for the protection of any retained tree from damage before or during the course of development, where relevant.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**6. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

Reason: In order to ensure that damage does not occur to the trees during the building operations.

**7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing Nos. 1038/11D and 1038/12C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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

**8. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.**

Reason: In the interests of highways safety.

**9. Notwithstanding the details shown on Drawing Nos. 1038/12C and 1038/13C, there shall be no window to the lounge/dining room of Unit W9 in the west elevation.**

Reason: In the interests of the residential amenities of the occupants of adjacent dwellings.

**10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Part 2 Class A.**

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

**12. No development shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

**13. The bathroom windows on the west elevation of the West Block shall be in obscure glazing and thereafter retained in this condition.**

Reason: In the interests of the residential amenities of the occupants of adjacent dwellings.