



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

T S CLARK (PRINCIPAL)
PLAYPLUS KINDERGARTEN LTD
LA MESA LAURIES CLOSE LONDON ROAD
HEMEL HEMPSTEAD
HERTS
HP1 2RS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01938/98/FUL

KINGSWAY, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD, HERTS, HP1
2RQ

CHANGE OF USE OF PART OF DWELLING TO CHILDRENS DAY CARE
NURSERY, ADDITIONAL PARKING AND MODIFICATIONS TO EXISTING ACCESS

Your application for full planning permission dated 03 November 1998 and received on
13 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 30 June 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01938/98/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. This planning permission only relates to the use as a children's day care nursery of (a) the area hatched green within the building and (b) garden of the application site edged red on the approved plans, and that part of the building shown cross hatched brown shall only be used for residential purposes as a single dwelling. Notwithstanding of the provisions of the Town and Country Planning Use Classes Order 1987 (or any amendment thereto), no part of the site or buildings shall be used for any purpose other than those hereby approved.

Reason: In the interests of controlling the amount of new development in the Green Belt, in the interests of highway safety, to ensure that a residential use is retained, in the interests of residential amenity and for the avoidance of doubt.

3. No part of the development hereby permitted shall be carried out if, prior to the implementation of this permission, any development is carried out under 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) within the residential curtilage of the existing dwellinghouse falling within the following Classes of the Order:

**Schedule 2 Part 1 Classes A, B, C, E, and F;
Part 2 Class A.**

Reason: In the interests of safeguarding Green Belt and Landscape Development Area, highway safety and the residential amenity of the flat.

4. The use of the nursery hereby permitted shall not be started until the vehicle parking areas shown hatched orange and the turning and circulation areas shown hatched yellow on Drawing No. SO1 Rev.D shall have been provided, and these areas shall not be used thereafter otherwise than for the purposes approved. Before the use commences, the areas labelled 'A' shall 'B' shall be signposted within the site for visitors and staff in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority. With the exception of the areas hatched orange, no part of the application site shall be used for the parking of vehicles.

Reason: In the interests of highway safety, to ensure the adequate and satisfactory provision of off-street vehicle parking facilities, and to safeguard the appearance and character of the Green Belt and the Landscape Development Area and the residential amenity of the flat.

5. The use of the part of the building for a nursery shall not be commenced until the existing vehicular access shall have been modified in accordance with the details shown on Drawing Nos. SO1 Rev. D, Drawing No. PP2 and Drawing No. COO1. Thereafter the access shall be retained as modified at all times, the position of the gate shall not be not altered and the access road shown hatched purple on Drawing No. SO1 Rev D shall not at any time be used for the parking of vehicles.

Reason: In the interests of highway safety.

6. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the nursery shall be submitted to and approved by the local planning authority. The approved scheme shall be implemented before the development hereby permitted is brought into use and thereafter retained.

Reason: To enable access by persons with disabilities.

7. All the vegetation shown hatched red on Drawing No. SO1 Rev.D shall be retained and protected, in accordance with details which, before the use hereby permitted is commenced, shall be submitted for the approval in writing of the local planning authority.

Reason: In the interests of the character and appearance of the Green Belt and the Landscape Development Area.

8. No play equipment shall be installed at the site until details of its location and design shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the appearance and character of the Green Belt and Landscape Development Area and the residential amenity of the flat.

9. No exterior lighting shall be installed at the site unless details shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the character and appearance of the Green Belt and Landscape Development Area, residential amenity and highway safety.

10. The development hereby permitted shall only be carried out in accordance with the following:

- (1) Site Location Plans (Scales 1:2500 and 1:1250) received by the local planning authority on 25 June 1999 the showing the site edged red;
- (2) Drawing No. S01 REV.D received by the local planning authority on 14 June 1999 as amended by the first paragraph of the letter dated 21 June 1999 from PlayPlus Kindergarten received by the local planning authority

on 23 June 1999;

- (3) Drawing No. PP2 (New Entrance - Levels) received by the local planning authority on 18 February 1999;
- (4) Drawing No.C001 received by the local planning authority on 29 March 1999.
- (5) Proposed Floor Plan (Scale 1:50) received by the local planning authority on 13 November 1999.

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the local planning authority.

INFORMATIVE:

It is understood that there will be normally 30 children attending the nursery on a weekday. It is essential in the interests of highway safety that no part of the access road, circulation area or the turning area is used at any time for the parking of vehicles. All vehicles entering or leaving the site must be able to do so safely in forward gear and without needing to wait to enter at the site entrance. It is important, therefore, that the management of the Children's Day Care Nursery ensures that the number of children and times of arrival and departure are regulated and organised to avoid congestion at the site access and within the approved circulation area. Should the numbers of children attending the site require the provision of additional parking this would require separate planning permission. Due to the location of the Site within the Green Belt and the Landscape Development Area the local planning authority would be concerned about the effects of any increase in parking over the area allowed by this planning permission.