



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1952/89

Ashridge Bonar Law Memorial
Ashridge Management College
Berkhamsted
Herts

Mr. D W Rogers
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ashridge Management College, Ashridge, Berkhamsted, Herts

27 NO. RESIDENTIAL UNITS FOR STAFF ACCOMMODATION GARAGES CAR PARKING, AND ACCESS ROAD

Your application for *full planning permission* dated 27.11.1989 and received on 28.11.1989 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 10.01.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1952/89

Date of Decision: 10.01.1991

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 be started on the development hereby permitted until a full schedule of materials to be used externally 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 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.
4. 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.
5. The buildings hereby permitted shall not be used otherwise than for purposes ancillary to the use of the site as a whole by Ashridge Management College.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the application site.
9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking the re-enacting that Order) no aerials or satellite dishes shall be positioned on the buildings.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1952/89 (continued)

Date of Decision: 10.01.1991

10. No work shall be commenced on site until temporary protective fencing has been erected around all the trees around the site in accordance with the details shown on Drawing No. 1795 CD/13. This fencing shall be maintained in position until the development hereby permitted is completed.
11. No work shall be commenced on site until details of the proposed finished floor levels of all buildings and the finished ground levels of the site in relation to the existing site levels shall have been submitted to and approved by the local planning authority, and the development shall be carried out in accordance with the approved levels.
12. There shall be no outdoor illumination or floodlighting of any part of the development, including roadway and footpath without the written consent of the local planning authority.
13. No works on the access road footpath or car parking shall be commenced until details of the levels, surfacing and kerbing shall have been submitted to and approved by the local planning authority, and the works shall be carried out in accordance with the approved details.
14. No work shall be commenced on site until detailed proposals for underground services and drainage shall have been submitted to and approved by the local planning authority, and the development shall not be occupied until the approved proposals shall have been provided.
15. Before any work is commenced on site, details of the retaining wall abutting the tennis court, including height, design and materials, shall be submitted to and approved by the local planning authority, and the retaining wall shall be constructed in accordance with the approved details.
16. All windows shall be of painted timber, and shall be side hung casements except for the small square windows shown on the submitted drawings.
17. Notwithstanding the details shown on the submitted plans all two-light wide windows, including those which form the facet of a bay window, shall have both lights openable or a sash to match the opening one.
18. Permanent grp formers shall not be used in the construction of any of the cambered brick arches shown on the submitted plans. The infill between the top of the window frame and the underside of the arch shall be of painted timber to match the colour of the windows.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1952/89 (continued)

Date of Decision: 10.01.1991

19. Each individual cluster of units labelled 'A', 'B' and 'C' on Drawing Number 1795 CD/13 shall be completed in its entirety and fully in accordance with the approved plans, and within six months of the first occupation of any part of the development hereby permitted (or such longer period as may be agreed in writing with the local planning authority) the buildings known as Lime Walk (illustrated and indicated "to be demolished" on Drawing Number 1795 PD/1E) shall be demolished and all material arising from that demolition shall be removed from the site.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4 To maintain and enhance visual amenity.
5. The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the area, and were it not for the special needs of the college, the development would not be permitted.
- 6-9 In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
10. To adequately safeguard the trees on the site.
11. To ensure that the development does not involve excessive excavation in relation to the surrounding area to the detriment of the area as a whole.
12. In the interests of preserving the amenity of the area.
13. To maintain and enhance visual amenity.
14. To safeguard the trees on and around the site.
- 15-18 To ensure a satisfactory appearance.
19. To ensure a satisfactory development, and to secure improvements to the setting of Ashridge House.