

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



T S CLARK  
C/O PLAYPLUS KINDERGARTEN LTD  
"LA MESA" LAURIES CLOSE  
BOURNE END  
HEMEL HEMPSTEAD HERTS  
HP1 2RS

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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/02137/99/FUL**

**KINGSWAY, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD, HERTS,  
HP1 2RQ**  
CHANGE OF USE TO PART OF DWELLING TO DAYCARE NURSERY,  
REPLACEMENT SHED FOR CHILDREN'S STORAGE AND REFURBISHMENT  
AND USE OF GARAGE AND ATTACHED LEAN-TO AND CONSERVATORY FOR  
ANCILLARY ACCOMMODATION, PROVISION OF ADDITIONAL PARKING

Your application for full planning permission dated 13 December 1999 and received on 14 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'S. H. ...'.

Director of Planning

Date of Decision: 11 February 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/02137/99/FUL**

Date of Decision: 11 February 2000

**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. The bricks to be used for the refurbishment of the lean-to and conservatory shall match the colour and texture of the existing garage.**

Reason: In the interests of the appearance within the Green Belt.

**3. This premises shall only be used as a children's day care nursery in accordance with Condition 2 of planning permission 4/01938/98 granted on 30 June 1999, and the storage shed referred to as "Building C" on the approved drawings, the lean-to garage and the conservatory shall only be used for the purposes of ancillary accommodation for the day care nursery.**

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

**4. The construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the local planning authority, and the garage, carport and lean-to shall not be brought into use until an adequate sewerage infrastructure shall have been installed to receive foul water discharges from the site.**

Reason: To prevent the pollution of the water environment.

**5. No soakaways shall be constructed in contaminated land.**

Reason: To prevent pollution of groundwater.