



**Town and Country Planning Act 1990 (as amended)**

**DECISION NOTICE**

**HCC Application No: 4/2417-05 (CC0633) List No: 1820**

**Description & location of development:**

**APPLICATION FOR NEW BUSINESS STUDIES CLASSROOM BLOCK AT  
ADEYFIELD SCHOOL, LONGLANDS, HEMEL HEMPSTEAD, HERTS**

**To: Director of Children, Schools and Families**

**In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application dated 21 November 2005 including the supporting statement which accompanied the application and the two plans numbered 0812/MW/01/05 and 0812/MW/02/05/A, prepared by Mouchelparkman and dated Aug and Oct 2005, subject to the seven conditions which are detailed in the attached schedule with the reasons for their imposition.**

**Dated: ..... day of ..... 2006 Signed: .....**

**DEVELOPMENT CONTROL MANAGER**

**PROPOSED NEW BUSINESS STUDIES CLASSROOM BLOCK AT ADEYFIELD SCHOOL, LONGLANDS, HEMEL HEMPSTEAD, HERTS**  
**Schedule of 1-7 conditions to be attached to planning permission 4/2471-05 (CC0633).**

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**TIME LIMIT FOR COMMENCEMENT**

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

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

**METHOD OF CONSTRUCTION**

- 2. No development shall commence until details of the method of construction including, compound areas, delivery of building materials and a programme of the phasing of construction have been submitted to and approved in writing by the County Planning Authority. Unless otherwise agreed in writing the work shall be carried out in accordance with the approved details**

Reason: In the interest of highway safety and to protect the local amenity.

**CONTRACTORS PARKING**

- 3. On site parking shall be provided for the use of all contractors, sub-contractors, visitors and delivery vehicles engaged on or having business on the site in accordance with details to be approved in writing by the County Planning Authority before the commencement of the development hereby permitted.**

Reason: To ensure that construction-related traffic does not affect the free and safe flow of traffic on the highway network.

**HOURS OF CONSTRUCTION**

- 4. There shall be no deliveries of building materials nor any construction work on the development hereby permitted other than between the hours of 8am to 6pm on Mondays to Fridays (excluding bank/public holidays) and 9am to 1pm on Saturdays. There shall be no deliveries or working outside these hours, nor on Sundays and bank/public holidays, without the previous written agreement of the County Planning Authority. In addition, on school days there shall also be no deliveries or working within the period of half an hour either side of the beginning and end of the school day, or during the school lunch break.**

Reason: To safeguard the amenities of nearby residents.

**Dated:** ..... day of ..... **2006 Signed:** .....

**DEVELOPMENT CONTROL MANAGER**

**MATERIALS**

- 5. **The new extensions and external alterations hereby permitted shall be constructed of a colour to match the existing buildings. The development hereby permitted shall not be commenced until samples of materials to be used for the external surfaces of the building have been submitted to and approved in writing by the County Planning Authority.**

Reason: In the interests of the amenity of the site and its surroundings by ensuring the use of acceptable materials so that the development is not visually intrusive but blends with the existing school buildings.

**SCHOOL TRAVEL PLAN**

- 6. **The School Travel Plan shall be updated to reflect the hereby permitted development and shall be submitted to and approved by the County Planning Authority within three months of the date of this permission.**

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national governments policies and County Council’s sustainable transport policies.

**LANDSCAPING**

- 7. **The existing landscaping situated in proximity to the building shall be retained and shall not be damaged, destroyed, uprooted, felled, lopped or topped for the duration of the development without the prior written agreement of the County Planning Authority. Any such trees removed without permission or dying or being seriously damaged or diseased during this period or within 5 years of the completion of the development, shall be replaced in the following planting season with vegetation of such size and species as may be approved in writing by the County Planning Authority.**

Reason: To safeguard the visual amenity of the surrounding area.

***Planning Informative***

*The applicant is reminded that all appropriate service and amenity providers should always be consulted before any building works commence and any advice given should be taken into account.*

*The applicant is advised that a soakways rather than a connection to existing combined foul/ surface water system would be a more sustainable way to deal with storm water runoff from the addition.*

**Footnote**

This application has been determined having regard to the relevant policies of the Development Plan i.e.:

**Hertfordshire Structure Plan Review 1991-2011, adopted April 1998 – Policy 13 (Education and Training)**

**Dacorum District Plan 1991 – 2011 (adopted April 2005) – Policy 69 (Education) and Policy 116 (Open Land in Towns and Villages)**

**Dated:** ..... day of ..... **2006 Signed:** .....

**DEVELOPMENT CONTROL MANAGER**

