



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 9/0088-06 (CC0105)

Description & location of development:

**APPLICATION FOR EXTENSION AND REVISION OF CAR PARK AND
NEW ACCESS
AT BEECHWOOD FAMILY CENTRE, ST. ALBANS ROAD, WATFORD**

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 4th January 2006 (received with sufficient particulars on 10th January 2006) including the supporting statement which accompanied the application and the plan(s)/drawing(s) numbered SK1 (Location Plan), SK2 (Existing), and SK3 (Proposed), subject to the 4 conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER

**APPLICATION FOR EXTENSION AND REVISION OF CAR PARK AND
NEW ACCESS AT BEECHWOOD FAMILY CENTRE, ST. ALBANS ROAD,
WATFORD**

**Schedule of 4 conditions to be attached to planning permission 9/0088-06
(CC0105)**

Time Limit for Development

- 1. The development to which this planning permission relates shall be begun before the expiration of 3 years commencing on the date of this permission.**

Reason: To comply with the requirements of Section 51 of the Planning & Compulsory Purchase Act 2004.

Hours of Construction and Deliveries

- 2. There shall be no construction work on the development hereby permitted other than between the hours of 8am and 6pm on Mondays to Fridays (excluding public/bank holidays) and 9am to 1pm on Saturdays. There shall be no delivery of building materials to the site or removal of material from it before 9am. There shall be no deliveries or working either outside these hours, or on Sundays and public/bank holidays, without the previous written agreement of the Local Planning Authority.**

Reason: In the interest of the amenity of the local residents.

Vegetation

- 3. At all times the development shall be carried out in accordance with BS 5837:2005 with particular reference to protection of the birch tree adjacent to the proposed car park extension. The existing vegetation on the site, in particular the birch tree adjacent to the proposed car park extension, 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 Local 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 Local Planning Authority.**

Reason: To safeguard the retention and protection of the birch tree (and also of the existing trees and hedgerow screen along St. Albans Road) and thus maintain the visual amenity of the area.

Green Travel Plan

- 4. Within 6 months of the grant of this permission a Green Travel Plan shall be submitted for the approval of the Local Planning**

Dated : day of 2006 Signed :
DEVELOPMENT CONTROL MANAGER

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**Authority. The Plan shall be prepared in accordance with the
relevant Hertfordshire County Council guidance.**

Reason: To promote the use of transport methods other than the
private car and thus seek to alleviate parking issues at the site.

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**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 1 (Sustainable Development), Policy 25 (Car Parking), Policy 46 (Open
Space in Towns)

Hertfordshire Structure Plan Alterations 2001 - 2016, February 2003 Deposit
Version

Policy 1 (Sustainable Development), Policy 25 (Car Parking), Policy 46 (Open
Space in Settlements)

Watford District Plan 2000 (Adopted December 2003)

Policy SE37 (Protection of Trees, Woodlands and Hedgerows), Policy CS1
(Location of Facilities), Policy L4 (Open Space Protection), Policy T22 (Car
Parking Standards)

Dated : day of **2006** **Signed :**
DEVELOPMENT CONTROL MANAGER