



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

**DECISION NOTICE**

**HCC Application No: 3/1893-05 (CC0434)**

**Description & location of development:**

**PROPOSED NEW CLASSROOM EXTENSION AT BENGEO  
SCHOOL, BENGEO, HERTFORD, HERTS, SG14 3GX**

**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 15 September 2005 (received with sufficient particulars on 20 September 2005) including the supporting statement which accompanied the application and the seven drawings numbered 1515/010/A/DRW/A/00/01/P2, 1515/010/A/DRW/A/00/02/P3, 1515/010/A/DRW/A/00/04/P3, 1515/010/A/DRW/A/00/05/P2, 1515/010/A/DRW/A/00/06/P2, 1515/010/A/DRW/A/00/07/P1 & 1515/010/A/DRW/A/00/08/P1 subject to the six conditions which are detailed in the attached schedule with the reasons for their imposition.

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

**DEVELOPMENT CONTROL MANAGER**

**PROPOSED NEW CLASSROOM EXTENSION AT BENGEO SCHOOL,  
BENGEO, HERTFORD, HERTS, SG14 3GX**  
Schedule of six conditions to be attached to planning permission  
3/1893-05 (CC0434).

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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 this permission.**

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

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MATERIALS

- 2. The new classroom extension hereby permitted shall be constructed of materials to match the existing adjacent school building. 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.

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DETAILS OF ROOF LIGHTS

- 3. Prior to the commencement of works on site, details of the roof lights proposed to be used on the new building shall be 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.

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SIGNAGE

- 4. The existing ingress serving the school car park is to be clearly signed to show that it will function as an access and egress for the duration of construction.**

Reason: In the interest of highway safety.

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

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5. **The access to be used by the contractor is to be clearly signed to show that it will be so used for the duration of construction.**

Reason: In the interest of highway safety.

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REMOVAL OF EXISTING MOBILE CLASSROOM UNIT

6. **Within four weeks of first occupation of the development hereby permitted, the mobile classroom unit on the site shall be removed and the ground made good as a hard play area.**

Reason: In the interests of the amenity of the site by ensuring that development, which has long existed there but which was intended to be temporary and which the development now permitted on this Green Belt site is intended to replace, is indeed removed.

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***Planning Informative***

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

*The car parking spaces lost as a result of construction works on site shall be brought back into use as soon as the construction work ceases.*

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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 5 (Green Belt);  
Policy 13 (Education and Training).

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

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**East Herts Local Plan 1986-2001 (Adopted Dec 1999)**

Policy BE2 (Layout and Design);  
Policy RA2 (Metropolitan Green Belt);  
Policy RA11 (Landscape Conservation Area).

**East Herts Local Plan Second Review Deposit Version, December 2000**

Policy ENV1 (Layout and Design);  
Policy ENV15 (Planning Conditions/Obligations);  
Policy LRC1 (Sport and Recreation Facilities).

**East Herts Local Plan Second Review (Re-deposit Version, November  
2004)**

Policy ENV1a (Layout and Design);  
Policy ENV8 (Access for Disabled People).

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

**DEVELOPMENT CONTROL MANAGER**