



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 1/1206-06 (CC0201)

List No: 1861

Description & location of development:

**PROPOSED NEW SCHOOL HALL AND MINOR EXTENSION TO THE
MAIN ENTRANCE AT BREACHWOOD GREEN JMI SCHOOL, OXFORD
ROAD, BREACHWOOD GREEN, KINGS WALDEN, NEAR HITCHIN,
HERTS, SG4 8NP**

**To: Director of Children, Schools and Families
Hertfordshire County Council**

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 03 July 2006 (received with sufficient particulars on 05 July 2006 and subsequent information received 15 August 2006) including the supporting statement which accompanied the application and the plans numbered 1514/010/A/DRW/A/00/01, 1514/010/A/DRW/A/00/08, 1514/010/A/DRW/A/00/02, 1514/010/A/DRW/A/00/07, 1514/010/A/DRW/A/00/06, 1514/010/A/DRW/A/00/04 and the 3D image dated 05 July 2006 and the plans numbered 1514/010/A/DRW/A/00/05/A, 1514/010/A/DRW/A/00/03/A and 1514/010/A/DRW/A/00/09/A dated 15 August 2006 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 SCHOOL HALL AND MINOR EXTENSION TO THE MAIN ENTRANCE AT BREACHWOOD GREEN JMI SCHOOL, OXFORD ROAD, BREACHWOOD GREEN, KINGS WALDEN, NEAR HITCHIN, HERTS, SG4 8NP

Schedule of 6 conditions to be attached to planning permission 1/1206-06

Time Limit for Commencement

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission**

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

Contractor Working

- 2. All parking, delivery and storage areas associated with the construction of the development hereby permitted, including the access works, shall be provided on land which is not public highway, and the use of these areas shall not interfere with the use of the public highway. All reasonable steps shall be taken to ensure that vehicles leaving the building site are in such a condition as not to emit dust or deposit mud or other debris on the public highway. There shall be no construction working nor delivering of buildings materials to the development hereby permitted other than between the hours of 8am to 6pm on Mondays to Fridays (excluding public/bank holidays) and 9am to 1pm on Saturdays. On school days no construction traffic, including delivery vehicles, shall enter or leave the site within the period of half an hour either side of the beginning and end of the school day. There shall be no such deliveries outside these hours or on Sundays or bank/public holidays unless previously agreed in writing by the County Planning Authority.**

Reason: In the interest and safety of all users of the public highway and to safeguard the amenities of nearby residents.

Dated: day of 2006 Signed:

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Protection of existing trees

3. **Prior to the commencement of development, a scheme for the retention and protection of existing vegetation shall be submitted to and approved in writing by the County Planning Authority. The scheme shall comply in all respects with the guidance contained in BS 5837: 2005 and shall include inter-alia:**
1. **A detailed vegetation survey of the site based upon drawing no. 1514/010/A/DRW/A/00/07, including the location, height, canopy spread, age and condition of each tree as accurately identified by survey;**
 2. **A detailed assessment of the condition of each tree;**
 3. **Details of those trees that are either to be retained or removed;**
 4. **Details of the temporary protection measures that are to be carried out to protect all retained trees (including the root plate) from damage during construction works;**
 5. **Details of construction details (including hard landscaping) to minimise damage to the root plate of any retained trees;**
 6. **Details of any pruning or other work such as crown reduction to assist in the protection of retained trees.**

The submitted scheme shall include reference to the existing Witch Hazel tree, adjacent to the existing mobile classroom, which shall be retained and shall not be damaged, destroyed, uprooted, felled, lopped or topped for the duration of the development unless previously agreed in writing by the County Planning Authority in accordance with the submitted scheme.

Should any retained tree be removed, die or become damaged as part of this development, it shall be replaced by another of the same species, the details of which shall be submitted to and approved in writing by the County Planning Authority.

At all times the development shall be carried out in accordance with BS 5837: 2005.

Reason: To ensure that trees are retained where possible and to safeguard the visual amenity of the surrounding area.

Dated: day of 2006 Signed:

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Replacement of existing trees/vegetation

4. **Within a period of five years from the date of this permission any existing trees or vegetation, shown in the approved scheme as to be retained, but which dies, becomes diseased or is severely damaged within five years of completion of the development, or any new tree or shrub which dies, becomes diseased or is severely damaged within five years of planting shall be replaced during the first available planting season.**

Reason: In the interest of the visual amenity of the site.

Materials

5. **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.

Plans

6. **The development hereby permitted shall be carried out in full accordance with the detail shown in the approved plans.**

Reason: To ensure the permission is implemented as approved.

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Dated: day of **2006 Signed:**

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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 5 (Green Belt)

Policy 6 (Settlement Pattern and Urban Concentration)

Policy 13 (Education and Training)

North Hertfordshire District Local Plan No. 2 1986-2011, adopted April 1996

Policy 2 (Green Belt)

Policy 3 (Settlements within the Green Belt)

Policy 12 (Landscape Conservation, Improvement and Creation)

Policy 23 (Aircraft Noise)

Policy 53 (Access for People)

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER