

**THREE RIVERS DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70  
PERMISSION TO DEVELOP LAND**

To : Mr Neil Marshall  
Levitt Partnership  
57 Boddington Lodge  
London Road  
Biggleswade  
Bedfordshire  
SG18 8EU

Mr Nick Wright  
On behalf of

Site : **Hillside Hall School Mead Abbots Langley**

Proposed Development : Demolition of existing community hall and erection of three storey building comprising of new community hall with 10 flats (affordable housing) and car parking

Ref No : 08/1325/FUL

Date Received Valid: 1 July 2008

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed by you in your application as set out above and shown on plan numbers: **12016 12, 12016 08 REV A, 12016 09 REV A, 12016 11, 12016 10, PLAN 200, 12016 07 REV B,** accompanying the application.

**Consent is subject to the following conditions :-**

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

**Reason:** In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Details and samples of the external materials to be used in the elevations and roof of the proposed building of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before development commences.

**Reason:** To ensure a satisfactory appearance of the development and that it harmonises with its surroundings, in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

- 3 Prior to the commencement of building operations, samples of the materials to be used in the surfacing of areas around the proposed building shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

---

**Reason:** To ensure that the external appearance of the site is satisfactory in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

- 4 Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the rear elevation or roof of the building hereby permitted except for any which may be shown on the approved drawing(s).

**Reason:** To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

- 5 The windows shown to be obscure glazed on approved plan number 12016 08 A (shown to be serving bathrooms to flats 1 and 6) shall not at any time be glazed other than with purpose-made obscured glass and shall be non-opening or top vent opening only and be permanently so retained thereafter.

**Reason:** To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policy GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011

- 6 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. This scheme shall accord with BS:5837 (Trees in Relation to Construction) 2005.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

**Reason:** In the interests of visual amenity, in accordance with Policies N15 and N16 of the Three Rivers Local Plan 1996-2011.

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS 3998 (Recommendations for Tree Works) 1989. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

**Reason:** In the interests of visual amenity and in accordance with Policies N15 and N16 of the Three Rivers Local Plan 1996-2011.

- 8 No development or other operation shall commence on site until a scheme which indicates the construction methods to be used in order to ensure the retention and protection of tree, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

**Reason:** In the interests of visual amenity and in accordance with Policies N15, N16 and N17 of the Three Rivers Local Plan 1996-2011.

- 9 The development shall not begin until details of the layout and construction of the proposed private access to School Mead have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the private access has been sited, laid out, and constructed in accordance with the approved details.

**Reason:** To minimise danger, obstruction and inconvenience to users of the highway and the access, in accordance with Policy T7 of the Three Rivers Local Plan 1996-2011.

- 10 The development shall not begin until details of the disposal of surface water from the private access have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

**Reason:** To minimise danger, obstruction and inconvenience to highway users, in accordance with Policy T7 of the Three Rivers Local Plan 1996-2011.

- 11 The development shall not begin until a dimensioned drawing showing details of the layout, size and construction of the proposed parking and manoeuvring area has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the area has been laid out and constructed in accordance with approved details, and made available for use and that area shall not thereafter be used for any other purpose.

**Reason:** To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Policies T7, T8 and Appendix 3 of the Three Rivers Local Plan 1996-2011.

- 12 Details of the proposed bin and recycling stores, including size, height and design, shall be submitted to and approved in writing by the Local Planning Authority and implemented as such prior to the occupation of the development hereby permitted. The bin stores shall be retained thereafter.

**Reason:** In the interests of visual and residential amenity, in accordance with Policy N10 of the Three Rivers Local Plan 1996-2011.

- 13 The community hall hereby approved shall not be altered or enlarged in any way without prior written approval from the Local Planning Authority.

**Reason:** To ensure that there is sufficient parking for the overall development at all times, in accordance with Policy T8 of the Three Rivers Local Plan 1996-2011.

- 
- 14 The development shall not commence until full details (including design, materials, height and type) of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development. The approved scheme shall be maintained thereafter at all times.

**Reason:** To safeguard the visual amenities of neighbouring properties and the locality in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

- 15 Prior to the commencement of development, details of the existing site levels and the proposed finished floor levels and sections of the proposed buildings shall be submitted to and approved

in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

**Reason:** In order to ensure a satisfactory form of development relative to surrounding buildings and landscape and to meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

- 16 The cycle parking provision shown on drawing number 12016 07 Rev B shall be provided prior to first occupation of the development and these cycle parking spaces must be kept permanently available for the use of residents, employees and visitors to the site.

**Reason:**In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel in accordance with Policy T10 of the Three Rivers Local Plan 1996-2011 and Supplementary Planning Guidance 'Parking at New Developments.'

- 17 No external lighting shall be installed on the site or affixed to any building hereby approved, other than in accordance with details to be submitted and approved by the Local Planning Authority in writing. These details shall include the position, height, design and intensity of the proposed means of illumination.

**Reason:** In the interests of visual amenity and to meet the requirements of Policies T7 and N13 of the Three Rivers Local Plan 1996 – 2011.

- 18 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS 3998 (Recommendations for Tree Works) 1989. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

**Reason:** The existing trees/hedgerows/shrubs represent an important public visual amenity in the area, in accordance with Policies N15 and N17 of the Three Rivers Local Plan 1996-2011.

- 19 The community hall and associated facilities hereby approved shall not be used for any purpose other than between the hours of 08.00 to 23.30 Monday to Saturday and 10.00 to 23.00 on Sundays and Public Holidays, with the exception of polling days when the community hall and associated facilities may be used for this purpose only from 06.00.

**Reason:** In the interests of residential amenity, in accordance with Policy GEN1 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

- 20 Prior to commencement of the development hereby permitted there shall be submitted to the Local Planning Authority for its approval a scheme for the provision of 10 affordable housing units for social rent on the application site. The scheme shall be implemented as approved.

**Reason:**In the interests of the needs of the community, in accordance with Policy H6 of the Three Rivers Local Plan 1996-2011.

- 21 Prior to commencement of the development hereby permitted there shall be submitted to the Local Planning Authority for its approval a scheme for the provision or improvement of public amenity space. The scheme shall be implemented as approved.

**Reason:**In the interests of the needs of the community, in accordance with Policy L10 of the Three Rivers Local Plan 1996-2011.

**INFORMATIVES :-**

- 1 Given the site circumstances, including development on adjoining sites, and subject to the imposition of conditions attached to this permission, the proposed development would not have a significant adverse effect on the residential amenities of any neighbouring properties, or otherwise result in demonstrable harm to such an extent to justify the refusal of planning permission, and would comply with Policies GEN1, GEN1a, GEN2, GEN3, GEN6, GEN8, H1, H3, H4, H6, H14, N6, N10, N13, N15, N16, N17, D1, D2, D3, D6, D7, D8, D9, T7, T8, T10, T11, L10, L14 and Appendices 1, 2 and 3 of the Three Rivers Local Plan 1996-2011 (Adopted 2001).
- 2 The applicant is encouraged to incorporate energy saving and water harvesting measures when implementing this permission. Information is available from the Council's Building Control Section, who may be contacted on 01923 727138, and on the website [www.threeriversbuildingcontrol.co.uk](http://www.threeriversbuildingcontrol.co.uk). Any external changes to the building which may be subsequently required should be discussed with the Council's Development Control Section prior to the commencement of work.
- 3 Works to be undertaken on the adjoining highway will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact the South West Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain their permission/requirements. This is to ensure any works undertaken in the highway are constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.
- 4 The applicant is advised that the Government has introduced new fees for the written discharge of conditions. Requests can be made by letter or by application form. Forms are available on our website together with further details for the new charges. The fees are payable per request and not per condition. Requests made without the appropriate fee will be returned unanswered. The fees are £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse).
- 5 The development is located close to or within an Environment Agency groundwater Source Protection Zone. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices. If any pollution is found the appropriate monitoring and remediation methods will need to be undertaken. For further information see CIRIA Publication C532 'Control of water pollution from construction – guidance for consultants and contractors' or contact Three Valleys Water.
- 6 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. It is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 7 Demolition of the existing building must proceed with caution in case bats are present. Bats are protected from disturbance under UK & European law, and if they are found all works are to stop immediately and advice sought as to how proceed from either of the following organisations:

Natural England 01206 796666


Herts & Middlesex Bat Group Helpline 01992 581442

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations and Environmental Protection) or obtain agreement under private land law (e.g. due to

restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work.

Dated: 29 September 2008

JP

Signed  .....  
Geof Muggeridge, Chief Development Control Officer  
For Director of Community and Environmental Services.  
On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts  
WD3 1RL