

NJ/OC/P08467
April 2023

Dacorum Borough Council
Planning Department
The Forum
Marlowes
Hemel Hempstead
Herts
HP11DN

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Amaravati Buddhist Monastery St Margarets, Great Gaddesden, Hertfordshire HP1 3BZ
Approval of Details Reserved by Condition application for Condition 10 (Offsite Highway Works)
relating to Planning Permission 21/03028/MFA (as amended by permission 22/01489/NMA)

Please find enclosed on behalf of our client, The English Sangha Trust, steward of Amaravati Buddhist Monastery, an application to discharge Condition 10 of Planning Permission 21/03028/MFA (as amended by permission 22/01489/NMA).

The application has been submitted online via Planning Portal under the reference PP-12124291 along with the application fee of £116.00.

Planning History

Planning Permission 21/03028/MFA was granted on the 11th of April 2022, for the following development:

'Demolition of existing buildings and construction of replacement Sala and storage buildings with associated highway access and landscape improvements at Amaravati Buddhist Monastery St Margarets Great Gaddesden, Hertfordshire, HP1 3BZ.'

Following this, an NMA was submitted on 10th May 2022 to alter the wording of four Conditions associated with Planning Permission 21/03028/MFA (ref: 22/01489/NMA).

It was proposed that Condition 2, which related to the approved plans, was changed to reference the plans submitted i.e., 215 (Revision B), 216 (Revision B), 217 (Revision B) and 218 (Revision B).

This application also comprised changes to the 'trigger point' for Conditions 4, 6 and 10. These Conditions previously relate to 'the construction of the superstructure', however, the application requested that these Conditions are changed to 'prior to first use of the Sala building'.

The NMA was subsequently approved on 26th May 2022.

Discharge of Condition 10

Condition 10 of planning permission 21/03028/MFA states:

Part A

Notwithstanding the details indicated on the submitted drawings, no first use of the Sala building shall occur until a detailed scheme for the off-site highway improvement works as indicated on Drawing Number '200 Rev A' have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

In addition to the details shown on Drawing No. '200 Rev A', such scheme must also include:

- *A Road Safety Audit (Stage 1). Any recommendations must be incorporated into the design and delivered as part of the S278.*

Part B

Prior to the first use of the development hereby permitted, the improvement works referred to above of this condition shall be completed in accordance with the approved details.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way, in accordance with saved Policies 51 and 54 of the Dacorum Borough Local Plan (2004), Policy CS8 of the Dacorum Borough Core Strategy (2013) and Paragraphs 110 and 112 of the National Planning Policy Framework (2021). The details are required prior to commencement to ensure that the construction of the development does not result in any risks to highway safety.'

In accordance with Condition 10 and its requirements, outlined above, the applicant has secured the S278 technical approval from Hertfordshire County Council Highway Department. This confirms that a detailed scheme for the off-site highway improvement works has been approved. The approval letter and the drawings package outlined above have been submitted to support this Condition. As such the applicant seeks to discharge the Condition in full. In support of this, the following documents have been prepared:

- S278 Technical Approval Letter from Hertfordshire County Council
- General Arrangement Plan (06557-CI-A-0100A03), prepared by PJA Civil Engineering Ltd
- Location Plan (06557-CI-A-0101P03), prepared by PJA Civil Engineering Ltd
- Legal Plan (06557-CI-A-0102A03), prepared by PJA Civil Engineering Ltd
- Construction Details (06557-CI-A-0103A03), prepared by PJA Civil Engineering Ltd
- Pavement Construction (06557-CI-A-0700A03), prepared by PJA Civil Engineering Ltd
- Kerbs, Footway & Paved Areas (06557-CI-A-1100A03), prepared by PJA Civil Engineering Ltd
- Traffic Signs & Road Markings (06557-CI-A-1200A02), prepared by PJA Civil Engineering Ltd

We trust the enclosed information is sufficient for you to discharge Condition 10 of planning permission 21/03028/MFA (as amended by permission 22/01489/NMA), and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact me on the undersigned.

Yours faithfully



For and on behalf of
Rolfe Judd Planning Limited