

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



JOHNSON AND PARTNERS
39a HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

MR C IZAMIS
45 POYNDERS HILL
LEVERSTOCK GREEN
HEMEL HEMPSTEAD
HERTS
HP2 4PJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00046/98/FUL

27-29, QUEENSWAY, HEMEL HEMPSTEAD, HERTS, HP1
SINGLE STOREY REAR EXTENSION AND CHANGE OF USE OF GROUND
FLOOR FROM A1 (SHOP) TO A2 (FINANCIAL)

Your application for full planning permission dated 14 January 1998 and received on 15 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Development Control Manager

Date of Decision: 10 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00046/98/FUL

Date of Decision: 10 March 1998

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

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. **The casement and the side box sash window frames shown on Drawing No. 2759/02 shall be of timber construction, painted white, and shall be single glazed with 22mm ovolo moulded glazing bars. The side sash box windows shall be operated by cord, weight and pulleys.**

Reason: In the interests of the character and appearance of the Listed Building and the Conservation Area.

3. **This planning permission does not authorise the reintroduction of any security grilles associated with the existing shopfront.**

Reason: In the interests of the character and appearance of the Listed Building and the Conservation Area.

4. **The rear extension hereby permitted shall be constructed from a timber frame and the external walls shall be rendered and painted to match those of the existing building.**

Reason: In the interests of the character and appearance of the Listed Building.

5. **No work shall be started on the construction of the rear extension until samples of the materials proposed to be used on the roof shall have been submitted to and approved in writing by the local planning authority. The extension shall be roofed in the approved materials.**

Reason: In the interests of the character and appearance of the Listed Building and the Conservation Area.

6. **The width of the doorway in the shopfront shall measure not less than 0.85 m and the doorway shall not incorporate a step.**

Reason: To ensure proper provision for disabled access.

7. **Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (Part A Class A2) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification, the premises shall not be used as a betting shop without the express grant of**

planning permission for such a use.

Reason: The use of the site as a betting shop would require the installation of a sound insulation scheme, and it would be necessary to assess the effects of any sound insulation measures on the listed building.

8. **Subject to the provisions of condition 9, the shopfront hereby permitted shall be constructed fully in accordance with the sectional details shown on Drawing No. 2759 03 rev A (Scale 1:5) and the whole of the existing decorative grille shall be reused.**

Reason: In the interests of the character and appearance of the listed building.

9. **Notwithstanding the details shown on Drawing No. 2759 03 rev A (Scale 1:5), the size of the bottom sash and cill together shall measure 135 mm.**

Reason: In the interests of the character and appearance of the Listed Building.