

**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 - 4/00047/98/LBC**

**27-29, QUEENSWAY, HEMEL HEMPSTEAD, HERTS, HP1**  
SINGLE STOREY REAR EXTENSION, NEW SHOP FRONT AND REPLACEMENT  
OF TWO GROUND FLOOR WINDOWS

Your application for listed building consent 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: 4/00047/98/LBC**

Date of Decision: 10 March 1998

1. **The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) 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.

3. **This consent does not authorise the introduction of any security grilles associated with the existing shopfront.**

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

4. **Subject to the provisions of condition 8, the shopfront shall be constructed fully in accordance with the sectional details shown by 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.

5. **The rear extension hereby authorised 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.

6. **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.

7. **The works shall be carried out using lead flashing and lime mortar as referred to in the letter from Johnson and Partners dated 17 February**

1998 and received by the local planning authority on 18 February 1998.

Reason: In the interests of the Listed Building.

8. 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.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER