

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



S D ROBINSON (LEVERSTOCK GREEN FOOTBALL CLUB)
11 CONNAUGHT CLOSE
HEMEL HEMPSTEAD
HERTS
HP2 7AB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00082/00/OUT

**FOOTBALL CLUB, PANCAKE LANE, HEMEL HEMPSTEAD, HERTS, HP2
SINGLE STOREY SIDE EXTENSION TO PAVILION**

Your application for outline planning permission dated 01 January 2000 and received on 19 January 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Bamford'. The signature is written in a cursive, flowing style.

Director of Planning

Date of Decision: 15 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00082/00/OUT

Date of Decision: 15 March 2000

1. Approval of the details of the design and external appearance of the proposed extension and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The details to be submitted for approval in accordance with Condition 1 above shall include:

- (a) access for people with disabilities and for the Fire and Rescue Service;**
- (b) the provision of sound insulation to all parts of the building, including all glazed areas;**
- (c) any exterior lighting of the building;**
- (d) any ventilation system and associated acoustic details;**
- (e) any internal or external loudspeaker system;**
- (f) plans showing the relationship between the existing building and the proposed extension;**
- (g) drainage.**

The development shall be carried out in accordance with the approved details and thereafter there shall be no alteration to any of those details except as may be agreed in writing by the local planning authority.

Reasons: To ensure a satisfactory development, in the interests of the amenity of residents of Lombardy Close, and to safeguard the local environment.

5. The extension hereby permitted shall only be used for the purpose of providing changing, showering and toilet facilities for players and officials.

Reason: To safeguard the amenity of residents of Lombardy Close.

6. The approved landscaping scheme shall be carried out no later than the end of the first planting season following the completion of the extension or the date on which the extension is brought into use, whichever shall occur first. For the avoidance of doubt, a planting season commences on 1 October and ends on 31 March in the next calendar year.

Reason: To ensure a satisfactory development.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. The proposed extension shall be designed such that:

- (a) there shall be no windows within the south western rear wall of the extension facing Lombardy Close;
- (b) there shall be no roof lights on any flat roof nor within any part of the south western roof slope of the extension facing Lombardy Close;
- (c) the gross floor area of the extension (measured externally) shall not exceed 87 square metres.

Reason: To ensure a satisfactory development and in the interests of safeguarding the amenity of residents of Lombardy Close.

9. No development shall take place within the area of the extension until the applicant, or their agents or successors' in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

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