

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR & MRS J M BRINN
19/20 SHENDISH EDGE
LONDON ROAD
APSLEY
HEMEL HEMPSTEAD HERTS
HP3 9SZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00201/00/RET

19/20 SHENDISH EDGE, LONDON ROAD, APSLEY, HEMEL HEMPSTEAD,
HERTS, HP3 9SZ
CONTINUATION OF USE OF NO. 20 (GROUND FLOOR) AS GUEST HOUSE,
FORMATION OF NEW PARKING AREA AND WIDENING OF EXISTING
ACCESSES

Your application for retention of development already carried out dated 04 February 2000 and received on 04 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 May 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00201/00/RET

Date of Decision: 11 May 2000

1. The parking area hereby permitted shall be provided in accordance with Drawing No. 99/374/02A within six months from the date of this permission.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

2. The new parking area shown on Drawing No. 99/374/02A shall be surfaced in block pavers and that area shall thereafter be retained at all times and shall not be used for any purpose other than the parking and turning of vehicles. The existing driveway parking spaces shall be retained at all times and shall not be used for any purposes other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

3. The new parking area subject to conditions 2 and 3 shall not be brought into use until the vehicular accesses and dropped kerbs shown on Drawing No. 99/374/02A shall have been constructed in accordance with the details shown on this drawing. Thereafter, the widened access shall be retained at all times.

Reason: In the interests of highway safety.

4. This planning permission does not relate to or authorise:

- (a) the use of any part of the first floor of No. 20 Shendish Edge for overnight guest house visitors, and this part of the building shall only be used for private residential accommodation;**
- (b) the use of any part of Nos. 19 or 20 Shendish Edge for the sale of hot or cold food to anyone other than an overnight guest house visitor;**
- (c) the use of the summerhouse referred to on Drawing No. 99/374/02A by overnight guest house visitors.**

Reason: For the avoidance of doubt.

5. There shall be no exterior lighting of either No. 19 or No. 20 Shendish Edge except in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of residential amenity.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within Schedule 2 Part 1 Classes A and E of the Order shall be carried out without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

7. The existing ramped access shall be permanently retained at the site.

Reason: To ensure satisfactory access for disabled people.