



# PLANNING

Mr Gordon J Scott  
2 Grange Road  
TRING  
Herts  
HP23 5JP

Applicant:  
MR D GARDNER  
46 HORSECROFT ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP1 1PY

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00423/97/FUL**  
**CHANGE OF USE TO DENTAL SURGERY - BED-SIT FLAT AND BOUNDARY**  
**FENCE WITH NO 453 LONDON ROAD**  
**451 LONDON ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9BE**

Your application for full planning permission dated 19 March 1997 and received on 20 March 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts  
HP1 1HH

Date of Decision: 8 July 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00423/97/FUL**

Date of Decision: 8 July 1997

**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. Notwithstanding the details shown on Drawing No.1 as revised on 17 June 1997, prior to the commencement of the use hereby permitted an alternative detailed scheme for the acoustic insulation of the party walls with No. 453 London Road and the bedsit unit shall be submitted to and approved by the local planning authority. The scheme shall be implemented as approved and thereafter this acoustic insulation shall be permanently retained.**

Reason: To safeguard the residential amenity of the bedsit and No.453 London Road.

**3. Notwithstanding Condition 2, in the event that problems of noise transmission are identified by the local planning authority, at the request of the local planning authority a scheme for additional acoustic insulation shall be submitted to the local planning authority and the approved scheme shall be installed within 6 weeks of the date of approval and thereafter be permanently retained.**

Reason: In the interests of safeguarding the residential amenity of the bedsit unit and No.453 London Road.

**4. There shall at no time be more than two treatment rooms serving the use hereby permitted.**

Reason: To safeguard the residential amenity of No.453 London Road and the bedsit unit.

**5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No.1 received by the local planning authority on 17 June 1997 shall have been provided. The spaces shall be marked out with signage in accordance with a scheme which shall be submitted to and approved by the local planning authority, and the parking spaces shall not be used otherwise than for the purposes approved.**

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

**CONDITIONS APPLICABLE TO APPLICATION: 4/00423/97/FUL**

Date of Decision: 8 July 1997

**6. A 1.8 m high fence shall be erected along the whole length of the boundaries marked in green on Drawing No.1 before the use hereby permitted is commenced and thereafter this fencing shall be permanently retained .**

Reason: To safeguard the residential amenity of No.453 London Road.

**7. The area hatched yellow on Drawing No.1 shall not at any time be used for the parking of any vehicles.**

Reason: To safeguard the residential amenity of No.453 London Road.

**8. None of the parking spaces shown on Drawing No.1 shall be brought into use until the fence coloured brown has been modified in accordance with the details shown on this drawing and thereafter there shall be no change to the fence in its altered form.**

Reason: In the interests of highway safety.

**9. The area hatched yellow on Drawing No.1 shall not be used for open storage.**

Reason: To safeguard the residential amenity of No.453 London Road.

**10. Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987, the premises shall only be used as a dental surgery and self contained flat as shown on Drawing No.1.**

Reason: To enable the local planning authority to retain control over future uses at the site in the interests of safeguarding the residential amenity of the locality, ensuring that there is adequate parking provision and in the interests of highway safety.

**11. The scheme submitted for acoustic insulation shall include the methods of equipment installation including compressors.**

Reason: To safeguard the residential amenity of No.453 London Road and the bedsit.

**12. No exterior lighting shall be installed at the site unless details shall have previously been submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of the neighbouring dwellings, the visual amenity of the area and highway safety.