

Town Planning
Ref. No. 4/0591/89

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ... **DACORUM**
IN THE COUNTY OF HERTFORD

To Mr & Mrs Rowe
3 Berrymead
Hemel Hempstead
Herts

Mr J Lewis
117 Chambersbury Lane
Hemel Hempstead
Herts

Two storey side extension	Brief description and location of proposed development.
at ... 3 Berrymead, Hemel Hempstead	

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 1 April 1989 and received with sufficient particulars on 3 April 1989 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To ensure a satisfactory appearance.

Dated.....12th.....day of.....June.....19.89.....

Signed.....



Designation.....Chief Planning Officer.....

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

3 BERRYMEAD H/H HERTS

- 1) These notes can only be used in conjunction with drawing number 42/89/1
- 2) Contractors MUST ensure that they have the latest issue drawing before they commence work on site.
- 3) This drawing may not be reproduced in any part or form without written consent.
- 4) All Copyrights reserved.
- 5) Metric drawing.
- 6) This drawing and attached notes have been prepared for Planning Permission and/or Building Regulations approvals only.
- 7) The adjoining owners permission shall be obtained, in writing, for any encroachment of the extension and in, connection with the erection of the structure (Builders access etc).
- 8) All external finishes and materials shall match those used on existing dwelling unless otherwise stated.
- 9) All work shall be executed in strict accordance with the 1985 B.REGS and/or ammendments.
- 10) All dimensions and sizes shall be checked on site prior to the commencement of any works.
- 11) New wiring shall comply with the current edition of the IEE REGS and/or ammendments and with the requirements of the Local Electricity Board.
- 12) Domestic hot water distribution pipes to be insulated with wrap max. 0.07 W/mDC equal to D/D or to B.S. 5422: 1977, where pipes not more than 22mm O/D exceed 12 metres length and not more than 28mm O/D exceed 8 metres length, and not more than 12mm O/D exceeds 20 metres. All domestic hot water pipes in external walls and roofspace to be insulated to B.S 5422 1977. All central heating pipework not contributing useful (designed) heat to be insulated to B.S. 5422: 1977.
- 13) All softwood timbers shall be adequately treated to prevent infestation by the house longhorn beetle in accordance with AD Reg 7 Section 1.9, or as may be approved by the L.A.
All structural timbers, external doors and frames, windows and softwood cladding shall be treated against fungal attack.

- 14) Doors and windows to be single glazed calculated in accordance with AD 1.2. with external walls with 'U' value of 0.6W/m²K and roof 0.35W/m²K.
- 15) Windows to habitable rooms to have one or more ventilation openings the total area of which is equal to not less than one twentieth (5%) of the floor area of the room.
Unless otherwise stated note - habitable rooms having a door or doors opening direct to the external air shall comply with AD F.1.
- 16) Skirtings and architraves throughout.
- 17) Bulldog super galv lintels shall be used throughout as manufactured by Hill and Smith Limited with 150mm min. end bearing, or similar and approved lintels.
- 18) Where existing foundations and lintels shall be required to carry additional loads, they shall be exposed for, inspected and approved by the Local Authority prior to the commencement of any works.
- 19) Drainage passing; under or within 1 metres of new extension/building shall be in a 150mm pea shingle bed and cover with concrete cap over. Flexible joints between section of pipe shall not be surrounded in concrete; through walls with min 50mm clearance all around and protected with lintel over.
- 20) Galvanised MS joist hangers. Where hangers are used with no wall above, then top flange fixed down to the supporting member.
- 21) There shall be provided adequate accomodation for the storage of food in the kitchen as defined by part G of the 1985 B.REGS and/or ammendments.
- 22) A space shall be set aside in kitchen for a refrigerator and associated 13A S/S/O.
- 23) Foundations 1:3:6 concrete 600mm wide unless otherwise stated by min 800mm deep; with a min. overall depth of 1000 below G.L.; and/or taken down to loadbearing strata, the invert level of any drain found and 600mm below any root activity; and/or in accordance with NHBC's practice note 3. Where in close proximity to trees (less than 20 metres) if stepped, then min. overlap shall be equal to twice height of step or thickness of foundation or 300mm whichever is greater;

if eccentric to be min 600mm wide.

- 24) Brickwork inner and outer skin below dpc level, lean-mix cavity fill to 150mm below G.L.
- 25) DPC's - ASTOS or FVC horizontal wall dpc min 150mm above G.L. 150mm wide vertical dpc to jambs of all external openings. DPM to be painted/turned up face of walls internally and lapped into/under dpc. New dpc's and dpm's shall be lapped into existing.
- 26) Ground floor - 65mm screed on 3 layers of a synthaprufe membrane on 100mm concrete on 150mm well consolidated hardcore.
- 27) 102.5mm facing brickwork to match existing, 50mm cavity filled with 50mm Rockwool cavity wall batt insulation, or similar and approved, 100mm blockwork internally finished with two coats of plaster.
- 28) Vertical tile hanging on battens on untearable felt on 100mm blockwork 50mm cavity filled with 50mm Rockwool cavity wall batt insulation, or similar and approved, 100mm blockwork internally finished with two coats of plaster.
- 29) Walls ties; 900 C/S horizontally, 450 C/S vertically and staggered; 300 C/S vertically at jambs of all external openings; to be to BS1243: 1978 (as ammended).
- 30) All cavities shall be continuous.
- 31) All blockwork shall be; load bearing; lightweight; to BS6073 parts 1 & 2 - min 2.8N/mm².
- 32) New brickwork, where continuous shall be bonded into existing at alternate courses.
- 33) New blockwork and remainder of brickwork shall be bonded into existing using "FURFIX" or similar and approved profiles, and stainless steel profiles shall be used in external situations.
- 34) Universal Beams 2 No 254 x 102 UB 25 min end bearing of 100mm on concrete padstones (sizes as specified on plan); painted with S60 by NULLIFIRE, or similar and approved to give 1/2 hour F.R. bolted together at 900 C/S using M12 bolts incorporating hardwood diaphragms at the bolted connections to enable load transfer to occur (diaphragms shall be accurately cut so that they are a perfect fit into the webbing of the universal beams positively fixed at their ends to the surrounding

masonry.

- 35) All buried drains shall be; UPVC; 110mm Ø; flexible jointed; laid to falls of 1 in 40 and in 150mm pea shingle.
- 36) New manholes given for information only ; Min 600 x 450mm internal dimensions; 60/45 steel manhole cover and frame bedded on mortar on 225mm class B engineering brickwork on 150mm concrete base, or PPIC polypropylene inspection chamber with steel manhole cover and frame. Internal manholes shall have a neophrene gasket between cover and frame with cover secured to frame using non-ferrous screws.
- 37) Internal S & V.P's shall be encased in an insulated ply duct.
- 38) All connections between waste and soil pipes shall be carried out using purpose made bosses.
- 39) Rodding eyes shall be installed to waste pipe system at each change of direction.
- 40) 75mm deep seal traps shall be fitted to all appliances.
- 41) New rwp's to; existing sw system (existence of one to be determined on site during groundworks); or new soakaway at min. 5.000 metres, or 6.000 metres if subsoil is cohesive; from any building, and 3.000 metres from any boundary.
- 42) Suspended floor T & G grade 11/111 flooring quality chipboard on 50 x 125 SC 3 grade floor joists at 450 C/S with artex or skim finish on 9.5mm plasterboard on 500 gauge polythene under.
- 43) Where appropriate, floor joists shall be doubled/trebled up under new partitions and bolted together at 900 C/S using M12 bolts, 51 Ø washers and dog tooth connectors.
- 44) Skim finish on 12mm plasterboard on 500 gauge polythene on both sides of 50 x 100 studs at 400 C/S on 50 x 100 top and bottom plates with staggered noggins every 1 metre vertically 100mm insulation infill for sound attenuation.
- 45) Pitched roof Interlocking Concrete Tiles (Marley Modern in colour to match existing or similar and approved tiles on battens on untearable felt on 50 x 100 SC 3 grade rafters at 400 C/S on a 25o pitch with 63 x 225 SC

3 grade purlins at mid span.

- 46) Rafters notched over a min 50 x 100mm plate bedded on mortar and restrained to top of wall galvanised MS restraint straps at 1200 C/S.
- 47) 25 x 150mm Ridge.
- 48) Ceiling, skim or artex finish on 9.5mm plasterboard on 500 gauge polythene on 50 x 100 SC 3 grade ceiling joists at 400 C/S, with 50 x 175 SC 3 grade binders at max 1800 C/S. Ceiling joists shall be secured to binders using jiffy joist hangers.
- 49) Ends of ceiling joists shall be bolted to feet of rafters using M12 bolts, 51 0 washers and dog tooth connectors. Additionally all other timber connections not specifically mentioned shall be bolted together in the same manner.
- 50) Min 25mm air space shall be maintained between top of insulation and underside of roofing felt.
- 51) 100HR gutter on painted sw fascia boards and on painted 6mm superlex soffit, boards. Fascia shall be set proud of soffit and gap filled with a purpose made roof ventilator fitted with an insect barrier that provides a min 10mm continuous gap to effect cross ventilation of roof space.
- 52) Painted sw barge boards to match existing.
- 53) Min 100mm Mineralwool or fibreglass insulation to all roof spaces, unless otherwise stated.
- 54) Lateral restraint straps shall be; galvanised MS with a cross sectional area of not less than 5 x 38mm; at 1200 C/S and over 3 joists/rafters with 3/4 size noggin under; provided at flat roof level, ground and first floor ceiling levels and up gable wall.