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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/0594/90

Other
Ref. No.

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

To Mr Haig and Mrs Graham
17 Rant Meadow
Hemel Hempstead
Herts HP3 8EA

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

Two storey rear extension and conversion to
form 2 flats
at 17 Rant Meadow, Hemel Hempstead

Brief
description
and location
of proposed
development.

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 17 April 1990 and received with sufficient particulars on 18 April 1990 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 developer shall construct the crossover to the parking bays to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (3) A 2.4 m x 2.4 m visibility splay shall be provided each side of the parking bays fronting Rant Meadow measured from the edge of the bays to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.

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) In the interests of highways safety.
- (3) In the interests of highways safety.
- (4) In the interests of highways safety.
- (5) In the interests of preserving the character and appearance of the building.
- (6) In the interests of preserving the character and appearance of the building.
- (7) In the interests of preserving the character and appearance of the building.
- (8) To ensure a satisfactory appearance.

Dated.....day of.....19.....

Signed.....

Designation

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.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan no. 4/0594/90 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
5. Before development commences the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party wall (including that in the roof space) to provide resistance to the passage of airborne and structure borne sound between the application dwelling and the adjoining dwelling, and between dwellings created by the proposal. The report shall take into account:
 - (a) the presence or otherwise of airborne sound paths;
 - (b) the presence or otherwise of flanking transmission paths for sound transmission;
 - (c) the density, mass and thickness of separating walls; and
 - (d) the presence of any other feature likely to reduce the acoustic insulation performance of the party wall such as inbuilding of joist ends.
6. No development shall take place until there has been submitted to, and approved by the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in Condition 5 indicates are necessary to ensure the adequacy of sound insulation between:
 - (a) the proposed development and the adjoining property; and
 - (b) each of the proposed flats wherever there is a common party wall or floor.
7. Any such scheme as may be agreed by the local planning authority under Condition 6 shall be carried out prior to occupation of the proposed flats.
8. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Dated this Fifth day of June 1990

Signed 

DIRECTOR OF PLANNING