



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0646/91

Design Workshop Development
"The Croft" Common Lane
Kings Langley
Herts

K.A. Phillips
97 High Road
Bushey
Herts
WD2 1EL

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

9 Watford Road, Kings Langley,

CONVERT DWELLING TO 4 SELF-CONTAINED ONE BED FLATS S/S REAR EXTN., ROOF LIGHTS, DORMER, ALTS, NEW ACCESS, PARKING

Your application for *full planning permission* dated 14.05.1991 and received on 15.05.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.07.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0646/91

Date of Decision: 04.07.1991

GRANTED subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The developer shall construct the crossover 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 access to Langley Crescent, measured from the edge of the accessway to the edge of the carriageway within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway.
4. Vehicle parking shall take place only within the spaces shown on plan no 4/0646/91 and a bollard (or other similar obstruction) shall be erected at the location indicated in green on that plan. These spaces and the bollard shall be provided before the development hereby permitted is occupied and the parking spaces shall not be used thereafter otherwise than for vehicle parking.
5. The development hereby permitted shall not be occupied until a means of vehicular access from Langley Crescent shall have been provided.
6. The access from Langley Crescent and parking area hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of the road and parking area shall be submitted to and approved by the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.
7. Details of boundary treatment along the rear parking bays and the end the road extension shall be submitted to and approved by the local planning authority prior to the occupation of the flats, and the approved details shall be implemented in the first planting season following such occupation; and for the purposes of this condition, a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
8. Within three months of the date of this decision the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party wall (including 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;

CONDITIONS APPLICABLE
TO APPLICATION: 4/0646/91 (CONT..)



Date of Decision: 04.07.1991

- (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 features likely to reduce the acoustic insulation performance of the party wall such as inbuilding of joist ends.
9. Within three months of the date of this decision the applicant shall submit for the approval of the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in Condition 8 indicates are necessary to ensure the adequacy of sound insulation between:
- (a) the proposed development and the adjoining properties; and
 - (b) each of the proposed flats where there is a common party wall or floor.
10. Any such scheme as may be agreed by the local planning authority under condition 9 shall be carried out prior to occupation of the proposed flats.

REASONS:

- 1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3 In the interests of highways safety.
- 4 To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and to ensure that additional vehicles do not use the existing access to Watford Road, in the interests of highways safety and the free flow of traffic.
- 5-6 In the interests of highways safety.
- 7. To ensure a satisfactory development.
- 8-10 To ensure an adequate standard of sound attenuation.