

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0653/94

Sompress Properties Ltd  
9 Maxted Road  
Hemel Hempstead  
Herts

Mr A.King  
Osborne Lodge  
Wick Road  
Wigginton  
Nr. Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

1 Christchurch Road, Hemel Hempstead, Herts

CHANGE OF USE TO TWO DWELLINGS

Your application for *full planning permission* dated 13.05.1994 and received on 17.05.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.07.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0653/94

Date of Decision: 11.07.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The two flats hereby permitted shall not be occupied until a scheme for sound insulation between the two units shall have been submitted to and approved by the local planning authority and carried out as approved.

Reason: To safeguard permanently the residential amenity of the respective flats.

3. The two flats hereby permitted shall not be occupied until the existing double garage shall have been subdivided by the formation of an internal partition and thereafter the flats shall be permanently provided with two parking spaces each fully in accordance with the details shown on Drawing No. SP237A.

Reason: To ensure that the respective flats are permanently provided with defined and available parking spaces.

4. The two flats hereby permitted shall not be occupied until the existing boundary walls shall have been realigned fully in accordance with the details shown on Drawing No. SP237A, and there shall be no obstruction within the vision splays and sightlines between 600 mm and 2.0 m above footway level.

Reason: To ensure that the vehicular access to the site is provided with adequate visibility in the interests of highway and pedestrian safety.

5. The hedge hatched green on Drawing No. SP237A shall be permanently retained.

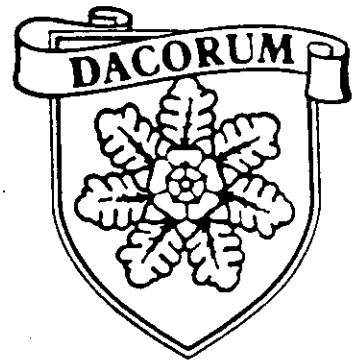
Reason: In the interests of the appearance of the street scene.

6. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

7. The area hatched brown on Drawing No. SP237A shall be permanently retained as an amenity area for both flats hereby permitted.

Reason: To ensure that an amenity area is always provided for the respective flats.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0653/94

Date of Decision: 11.07.1994

8. Both the flats hereby permitted shall only ever comprise of two bedrooms.

Reason: The formation of further bedrooms within either of the respective flats would put pressure upon on-street parking within the locality which is already subject to considerable congestion and often parking on footways, as observed by The Planning Inspectorate in January 1994 in respect of Planning Appeal dismissal T/APP/A1910/A/93/227535/P7. This is because there would be inadequate curtilage parking to serve further bedrooms.