

SAH

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0673/89

Other

Ref. No.

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

To Mr C Silk
20 Seymour Road
Berkhamsted
Herts

Mr N A Johnson
37 Storey Street
Hemel Hempstead
Herts

.... Two storey rear extension and conversion of
.... dwelling to form two dwellings
at 20 Seymour Road, Northchurch

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 11 April 1989 and received with sufficient particulars on 12 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.
- (3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.
- (4) 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.

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.
- (3) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To maintain and enhance visual amenity.
- (6) To maintain and enhance visual amenity.
- (7) In the interests of highway safety.
- (8) In the interests of highway safety.
- (9) In the interests of highway safety.
- (10) To ensure an adequate standard of sound attenuation.
- (11) To ensure an adequate standard of sound attenuation.
- (12) To ensure an adequate standard of sound attenuation.
- (13) To maintain and enhance visual amenity in the Northchurch Conservation Area.

~~xxxx~~.....~~xxxx~~.....~~xx~~.....

~~xxxx~~.....

~~xxxxxxxx~~.....

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.

- (5) A 2.4m x 2.4m visibility splay shall be provided each side of the access measured from the edge of the accessway to the back of the footway within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.
- (6) Sight lines of 2.4m x 23m shall be provided in each direction within which there shall be no obstruction to visibility between 600mm and 2m above carriageway level.
- (7) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping on the front gardens of both properties which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (8) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, 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.
- (9) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0673/89 Drawing Number WREN/NAJ/031/89 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (10) 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 existing and proposed dwellings. The assessment 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 the separating walls;
 - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as inbuilding of joist ends.

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- (11) 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 (10) indicates are necessary to ensure the adequacy of sound insulation between the existing and proposed dwellings.
- (12) Any scheme as may be agreed by the local planning authority under Condition (11) shall be carried out prior to the occupation of the proposed dwelling.
- (13) The development hereby permitted shall not be occupied until detailed proposals for boundary treatment of the front garden shall be submitted to and approved by the local planning authority. All planting or erection of walls/fences shall be carried out within three months of occupation of the dwelling.

Dated this Ninth day of November 1989

Signed



Designation: CHIEF PLANNING OFFICER