



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0870/91

Mr D A Deans
C/o 27 Chartridge Lane
Chesham
Bucks

R A Quirk
27 Chartridge Lane
Chesham
Bucks
HP5 2JL

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

77-85 Waterhouse Street, Hemel Hempstead

ALTERATIONS AND EXTENSION OF SHOP FRONTS

Your application for *full planning permission* dated 17.06.1991 and received on 21.06.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

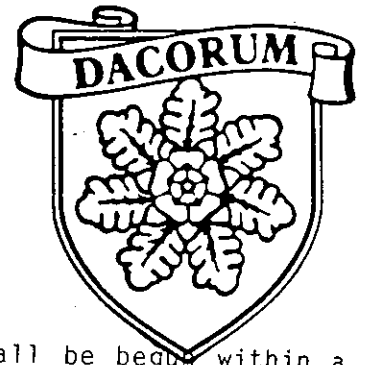
Director of Planning.

Date of Decision: 24.07.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0870/91

Date of Decision: 24.07.1991



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. No unit within the parade comprising of Nos.77 to 85 (odds) which has been altered and extended in accordance with the details shown on Drawing No.368 A.1a shall be brought into use until all of the other respective units to which this planning permission relates shall have also been altered and extended in accordance with the details shown by the aforementioned Drawing.
3. Notwithstanding the details shown on Drawing No. 368 A.1a the development hereby permitted shall not be commenced until details showing disabled access to No.79 Waterhouse Street shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in accordance with the approved details and thereafter maintained.
4. Ramped access where necessary shall be provided at each shop unit entrance.
5. The floor levels of each of the extended units hereby permitted shall be permanently maintained at the same level as that of the adjoining pavement.
6. The area coloured yellow on Drawing No. 368 A.1a shall be permanently maintained at the same level as the floor level of the extended units and the adjoining pavement.
7. The brick piers of the development hereby permitted shall be constructed of reclaimed yellow stocks.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. The parade of units occupy a prominent position within the streetscene and were designed, together with the maisonette above as one building. The ground floor parade forms an integral part of the architecture of this building which is homogenous in appearance. In order to retain its overall identity, all units shall be extended contemporaneously in the interests of the appearance of the building within the streetscene as otherwise its visual continuity will be disrupted.
3. The entrance to No.79 Waterhouse Street is inadequate to ensure disabled access to the unit unlike the other units within the parade.
4. To provide satisfactory access for disabled people.
5. To permanently ensure that disabled access is maintained between the pavement and the units as a difference in levels between the pavement and extended units would inhibit disabled access.
6. To permanently ensure that disabled access is maintained between the pavement and the units.
7. In the interests of the appearance of the building within the streetscene.