

PLANNING

Applicant:

DIRECTOR OF TECHNICAL SERVICES
DACORUM BOROUGH COUNCIL
CIVIC CENTRE, MARLOWES
HEMEL HEMPSTEAD
HERTS
HP1 1HH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00941/97/BPA

**CONSTRUCTION OF A YOUNG PERSONS CENTRE (YOUTH CLUB)
ADJ HIGHFIELD HALL, CAMBRIAN WAY, HEMEL HEMPSTEAD, HERTS, HP2**

Your application for Borough Council planning permission dated 10 June 1997 and received on 11 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 14 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00941/97/BPA

Date of Decision: 14 August 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on drawing No.96/97 L48-04 A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

CONDITIONS APPLICABLE TO APPLICATION: 4/00941/97/BPA

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6. No development shall take place until details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The building shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

7. The building shall only be used between 7.00 am and 11.00 pm on Mondays to Fridays and between 8.00am and 10.30 pm on Saturdays, Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

8. The level of noise emitted from the site shall not exceed a background noise level of 41dB at any time, as measured on the north east boundary of the site. The measurements shall be taken at a height of 1.2m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: In the interests of the amenity of adjoining residents.

9. The doors in the north east elevation of the building hereby approved shall remain closed at all times when the main hall is being used unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the neighbouring dwellings.

10. Before development is commenced full details of the proposed method of sound insulation of the building shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the details as so approved.

Reason: In the interests of the residential amenities of the occupants of the neighbouring dwellings.