

Town Planning

Ref. No. 4/0946/90

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DD

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Parrys Newsagent
7-11 St John's Road
Hemel Hempstead
Herts

Edward Lloyd Johnston
Tile Kiln Cottage
Tile Kiln Lane
Hemel Hempstead
Herts

.. Three Storey Rear Extension, Alterations to Shop ..
.. and Conversion of First and Second Floors to 2 Flats
at .. 7-11 St. John's Road, Hemel Hempstead, Herts ..

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 21.6.90 and received with sufficient particulars on 2.7.90 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) 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.
- (4) Sight lines of 2.4m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0m above carriageway level.

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), (4) & (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (8) To maintain and enhance visual amenity.
- (9) In the interests of amenity.

- (10 & 11) To ensure an adequate standard of sound attenuation.

Dated..... day of..... 19.....

Signed.....

Designation

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.

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(continued)

- (5) The driveway and turning area shall be of grasscrete block paving as shown on Drawing No 1290/8/A, Plan No 4/0946/90.
- (6) The development shall not be occupied until parking arrangements shown on Drawing No 1290/8/A have been provided and they shall not be used thereafter for any purpose other than the parking of cars.
- (7) The details of boundary treatment and planting shown on Drawing No 1290/8/A shall be provided before the development hereby permitted is first brought into use.
- (8) All windows along the eastern flank of the proposed development shall be of obscure glazing.
- (9) 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 application dwelling and any adjoining dwellings, and between dwellings created by the proposal. The report shall take into account:
 - (a) the presence or otherwise of airborne sound paths;
 - (b) the presence of 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.
- (10) 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 9 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.
- (11) Any such scheme as may be agreed by the local planning authority under Condition 10 shall be carried out prior to occupation of the proposed flats.

Dated the Sixth day of September 1990

Signed



DIRECTOR OF PLANNING