

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0965/91

Hightown Housing Assoc.
3 St.Mary's Road
Hemel Hempstead
Herts

Aitchisons
154 High Street
BERKHAMSTED
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land. adj 49 High Street, Northchurch.

TWO STOREY BLOCK OF 6 FLATS,PARKING AND ALTERATIONS TO ACCESS.

Your application for *full planning permission* dated 10.07.1991 and received on 10.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheets.

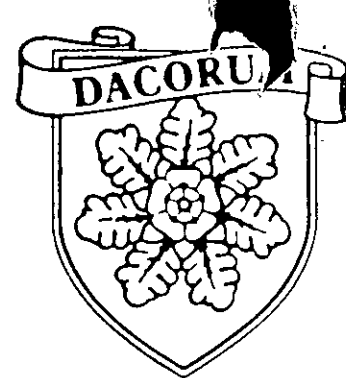
Director of Planning.

Date of Decision: 27.05.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0965/91

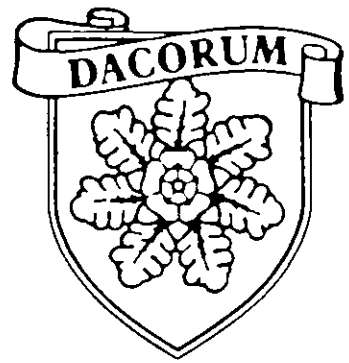
Date of Decision: 27.05.1992



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 work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees or such size and species as may be agreed with the local planning authority.
4. Prior to commencement of any works on the site details of protective fencing and its exact position shall be submitted to and approved in writing by the local planning authority. This fencing shall be erected before any work commences on site.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, 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.
6. 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.
7. The brick wall shown on Plan No. 4/0965/91, Drawing No. 689/04H adjacent to Salters Close shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority. This wall shall be completed prior to occupation of any of the flats.

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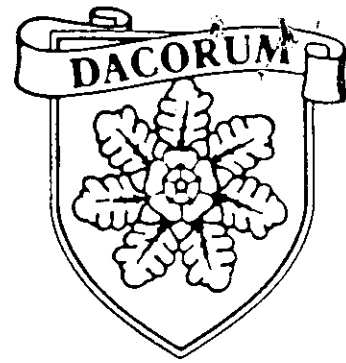
8. Prior to occupation of the development hereby permitted, all boundary fences, hedges or other means of enclosure of the site shall be constructed/planted in accordance with details to be submitted to and approved by the local planning authority and thereafter retained in accordance with the details so approved.
9. Details of the ground floor levels of the buildings in relation to existing/proposed highways shall be submitted to and approved by the local planning authority before development is commenced.
10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 689/04H shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
11. Noise insulated windows and a ventilator system shall be provided to all elevations of all habitable rooms other than elevations facing directly away from the trunk road. The specification for all windows and ventilations shall be in accordance with the Noise Insulation Regulations 1975.
12. Alterations to the access and parking area shall be completed in accordance with details shown on Plan No. 4/0965/91FL, Drawing No. 689/04H prior to occupation of the development hereby permitted.
13. The refuse bin enclosures shall be provided in accordance with details shown on Plan No. 4/0965/91, Drawing No. 689/04H.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. In the interests of amenity.
8. In the interests of amenity.
9. To ensure a satisfactory development.

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10. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
11. To ensure an adequate standard of sound attenuation.
12. In the interests of highway safety.
13. To ensure a satisfactory development.

David

This application went missing when I was off in 1993. Pauline has just found it.

There is no decision on 4/11/75/92. The

building is there and occupied - what do we do with this application? (no more answers please)

92

The most recent correspondence on this application appears to be a letter from DBC to Atchison, dated 4 March 1993. That letter passed on comments from Environmental Health suggesting a continuing need for noise insulation. There appears to have been no reply from Atchison to this letter.

9/12

08600

662B

I assume that the flats were built with ordinary double glazing, and not in accordance with the condition. A refusal now would raise the question of whether enforcement action should be taken - but this would almost certainly be regarded as unreasonable at this distance from events. In many ways, to issue a grant of permission to vary the condition may also appear odd after this period of time. In view of lack of response by Atchison to letter of 4/3/93, suggest we treat the application as though withdrawn by applicant.

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076185

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See

Date of Report : 17.09.92

No Decision
made on 4/11/75/92?