

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1038/91

L Doolan
149a Lawn Lane
Hemel Hempstead
Herts

Mr N A Johnson
37 Storey Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

149a Lawn Lane Hemel Hempstead Herts

FORMATION OF DORMER & CONVERSION OF DWELLING TO FORM TWO LIVING UNITS

Your application for *full planning permission* dated 24.07.1991 and received on 25.07.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

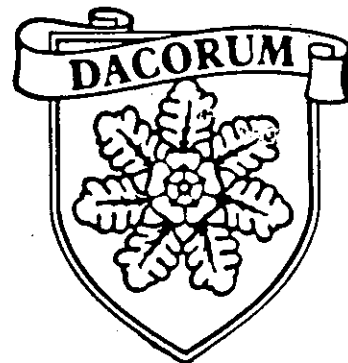
Director of Planning.

Date of Decision: 04.09.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1038/91

Date of Decision: 04.09.1991



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. The flats hereby permitted shall not be occupied until the vehicular access, four parking spaces and the turning area shown on Plan No 4/1038/91FL shall have been provided fully in accordance with the details on this plan and thereafter the parking spaces and turning area shall not be used otherwise than for the purposes approved.
3. The parking and turning facilities referred to in Condition 2 shall be surfaced in accordance with a scheme to be submitted and approved by the local planning authority.
4. The flats hereby permitted shall not be occupied until a fencing scheme has been submitted to and approved by the local planning authority and the fencing, as approved shall be erected prior to the occupation of the flats and thereafter permanently maintained.
5. The areas coloured yellow on Plan No 4/1038/91FL shall only be used for amenity area/gardens associated with the flats hereby permitted.
6. 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 No 149A and 151 Lawn Lane, and between the dwellings resulting from this proposal. The report 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 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.
7. 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 6 indicates are necessary to ensure the adequacy of sound insulation between:
 - (a) the flats resulting from the proposal and the adjoining properties (including the ground floor retail unit); and
 - (b) each of the proposed flats where there is a common party wall and floor.
8. Any such scheme as may be agreed by the local planning authority under Condition 7 shall be carried out prior to occupation of the proposed flats and thereafter permanently maintained.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1038/91

Date of Decision: 04.09.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities. To ensure that vehicles may enter and leave the site in forward gear.
3. In the interests of the visual amenity of the locality.
4. In the interests of the residential amenity of both flats and adjoining dwellinghouses.
5. (a) in order to ensure the amenity areas for the respective units are permanently provided;
(b) to ensure that these areas are not used for parking purposes in the interests of residential amenity.
- 6-8. In the interests of residential amenity.