

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/1098/92

R V Handley  
120 Chambersbury Lane  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

98 Leighton Buzzard Road, Hemel Hempstead,

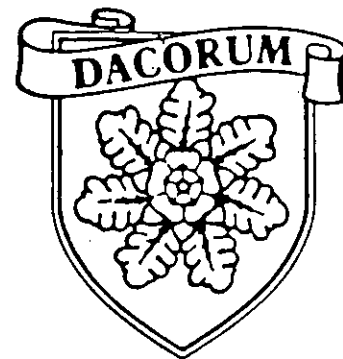
CHANGE OF USE OF RESIDENTIAL TO OFFICE & RESIDENTIAL

Your application for *full planning permission* dated and received on 27.08.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 01.10.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1098/92

Date of Decision: 01.10.1992

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. Notwithstanding the details shown on Plan No. 4/1089/92FL (Proposed Plan), details of an independent external access to the first floor flat shall be submitted to and approved by the local planning authority prior to the first occupation of either the office or flat hereby permitted and thereafter the access shall be permanently retained.
3. The development hereby permitted shall not be occupied until the arrangements for parking shown on Plan No. 4/1089/92FL (Proposed Plan) shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
4. The area hatched in orange on Plan No. 4/1089/92FL (Proposed Plan) shall be only used as a garden associated with the first floor flat and, before either the flat or the offices are occupied, a fencing scheme shall be submitted to and approved by the local planning authority and erected and thereafter permanently retained.

**REASONS:**

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. The strategy of the Development Plan is to maintain the existing housing stock. The provision of an independent access to the flat will ensure that the new residential unit is self contained and will be used in the future entirely separately from the office use. Without this requirement the local planning authority is of the opinion that there would be pressure to use the first floor for office purposes which would be unacceptable in terms of the Development Plan. The physical severance of the ground and first floors will consequently ensure the Development Plan housing strategy is accorded to in permanently safeguarding the housing stock.
3. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
4. In the interests of safeguarding residential amenity.