AC

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No	4/1109/90
Other Ref. No	

20083ft

IN THE COUNTY OF HERTFORD

THE DISTRICT COUNCIL OF

To A G Hipgrave Limited
Taylors Yard
Cotterells Hill
Hemel Hempstead, Herts

Paul Burdess - Architect 31 Ringshall Berkhamsted Herts HP4 1ND

two studio flats and one two bedroom flat and
external alterations.

at: Stratford House, Queen Street, Tring, Herts.

Change of Use of Doctor's Surgery and Flat to
Brief
description
and location
of proposed
development

- 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 on the car port shall match both in colour and texture those on the existing building.
- 3. 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 building and any adjoining buildings, and between dwellings created by the proposal. The report shall take into account:
 - (a) the presence or otherwise of airborne south 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.

Conditions Contd/

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26/19

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) To ensure an adequate standard of sound attenuation.
- (4) To ensure an adequate standard of sound attenuation.
- (5) To ensure an adequate standard of sound attenuation.

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™ (Dev (1)) If the applicant wishes to h	ave an explanatio	on of the reasons for	this decision it	will be given on request and a meetir
Farranged if necessary.	8.1	\$ 50- x,/Lm	0 (2	Carrier All Sugar
find (2) If the applicant is aggrieve	d by the decision	n of the local plann	ing authority to	refuse permission or approval for th
proposed development, or to grant per	mission or appro	val subject to condi	tions, he may ap	peal to the Secretary of State for th
Environment, in accordance with secti	on 36 of the To	wn and Country Pl	anning Act 1971	or the Environment, Marsham Street

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, the 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.