

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1126/90

Belmont Rd. Baptist Church
c/o Mr J J Southall
109 Great Elms Road
Hemel Hempstead

Rickaby Thompson Asssoc.
27 Castle Street
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Belmont Rd. Baptist Church, Belmont Road, Hemel Hempstead

REAR EXTENSION TO CHURCH, 4 ELDERLY PERSONS FLATS AND PARKING AREA.
(RESUBMISSION) (OUTLINE)

Your application for *outline planning permission* dated 06.08.1990 and received on 07.08.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

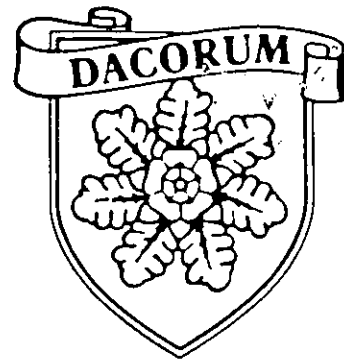
Director of Planning.

Date of Decision: 23.07.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1126/90

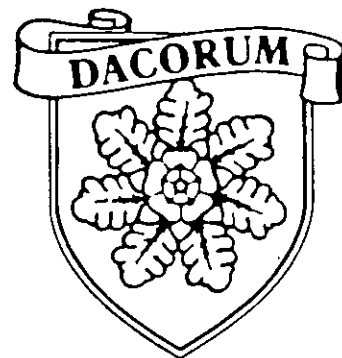
Date of Decision: 23.07.1992



7. The extension to the Church on Drawing No. BRB 203B shall be single storey.
8. 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.
9. There shall be no parking of vehicles within the area coloured orange on Drawing No. BRB 203B at any time.
10. Details submitted in accordance with condition 1 shall include boundary treatment.

REASONS:

1. (a) In order to comply with s.92 of the Town and Country Planning Act 1990.
(b) For the avoidance of doubt as the local planning authority considers that the siting, layout, means of access and parking facilities shown on Drawing No. BRB 203B show how the development can be accommodated on the site in an acceptable form in contrast to an earlier proposed development for an extension to the Church and four flats which was refused under application 4/0684/90.
2. In order to comply with s.92 of the Town and Country Planning Act 1990.
3. To maintain and enhance visual and residential amenity, in the interests of the appearance of the site within the street scene, the setting of the site and the amenity of adjoining dwellinghouses.
- 4&5. (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
(b) To ensure that vehicles may enter and leave the site in forward gear.
(c) In the interests of highways safety.
(d) For the avoidance of doubt.
6. (a) In the interests of the appearance of the building within the street scene.
(b) To safeguard the residential amenity of No. 80 Belmont Road as the provision of windows, other than those specified in the condition, serving a bedroom, kitchen or living room would cause overlooking and a loss of privacy to the aforementioned dwellinghouse.
(c) For the avoidance of doubt.



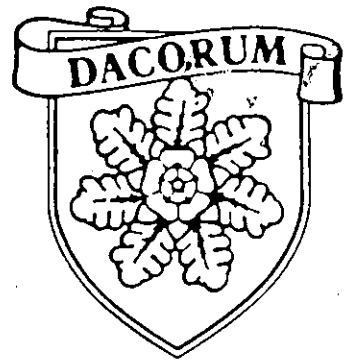
CONDITIONS APPLICABLE
TO APPLICATION: 4/1126/90

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1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the dwellings which shall have been approved by the local planning authority or in default by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. 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.
4. No flat hereby permitted shall be occupied until the parking arrangement, associated access driveway and vehicular access to the site shall have been provided fully in accordance with the details shown on Drawing No. BRB 203B and thereafter the parking facilities, as approved, shall not be used otherwise than for the purposes approved.
5. The extension to the Church hereby permitted shall not be brought into use until the parking arrangement, associated access driveway and vehicular access shall have been provided fully in accordance with the details shown on Drawing No. BRB 203B and thereafter the parking facilities shall not be used otherwise than for the purposes approved.
6. The building shown to provide four flats on Drawing No. BRB 203B shall be two storey and there shall no bedroom, kitchen or living room windows formed at first floor level within the flank wall shown in yellow on the aforementioned drawing, unless of a high level form (ie a minimum of 5 ft 10 in at lower cill level) and featuring obscure glass.

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7. (a) In the interests of the overall appearance of the Church building.
(b) A larger building would require the provision of additional parking facilities at the site.
8. In the interests of highways safety.
9. In the interests of safeguarding the residential amenity of No. 80 Belmont Road and, the appearance of the site and the residential amenity of the flats hereby permitted.
10. In the interests of the appearance of the site and the residential amenity of adjoining dwellinghouses and the flats hereby permitted.

DATE

1992

DACORUM BOROUGH COUNCIL

and

BAPTIST UNION CORPORATION LTD
BAPTIST HOUSE 129 BROADWAY
DIDCOT OXON OX11 8RT

PLANNING OBLIGATION

under s.106 of the Town and Country Planning Act 1990 in respect
of:

land at Belmont Road Baptist Church
Belmont Road
Hemel Hempstead
Hertfordshire

Received					
10 JUL 1992					
Rel.	D.P.	D.C.	E.C.	Admin.	File
Dacorum Borough Council					
PLANNING DEPARTMENT					

Keith M Pugsley
Director of Law and Administration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

File Ref: 5.91/32/126/169/RH/AB/BS.6

cT_B

THIS PLANNING OBLIGATION is made the
day of
1992
BETWEEN DACORUM BOROUGH COUNCIL of Civic Centre Marlowes
Hemel Hempstead Hertfordshire HP1 1HH ("the Council") of the one
part THE BAPTIST UNION CORPORATION LTD ~~ETC~~ (as Trustee of the
Belmont Road Baptist Church Hemel Hempstead) ("the Owner" which
expression shall include its successors in title or assigns) of
the other part

WHEREAS

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the Borough of Dacorum
- (2) The Owner is the Owner in unencumbered fee simple of land known as Land at Belmont Road Baptist Church Belmont Road Hemel Hempstead Hertfordshire
- (3) The Council requires that the Development be constructed to comply with the requirements of Category 1 Old People as defined in the Ministry of Housing and Local Government Circular 82/69 and that occupation of the Development be restricted to occupation by such persons in the manner described hereinafter
- (4) This Planning Obligation is made pursuant to s.106 of the Town and Country Planning Act 1990 and is enforceable by the Council

NOW THIS DEED WITNESSETH as follows :

1. This Planning Obligation and the covenants herein contained are expressly made pursuant to s.106 of the Town and Country Planning Act 1990
2. In consideration of the covenants on the part of the Owner hereinafter contained the Council hereby covenants with them that the Council will forthwith grant planning

permission in respect of the application subject to conditions

3. The Owner hereby covenants with the Council :

(i) that of the 4 flats hereby permitted and shown on Plan BRB 203B annexed hereto all persons occupying the said flats shall be aged 60 years or older (the "Qualifying Person") provided that if the Qualifying Person shall die or become incapable of residing at the flat any other person who resided at the flat with the Qualifying Person may remain in occupation provided that no flat shall be occupied by anyone under the age of 60 years

(ii) that it will pay the reasonable legal costs incurred by the Council in the preparation of this Agreement

4. This Planning Obligation shall be registered as a Local Land Charge

I N W I T N E S S W H E R E O F the parties hereto have set their respective common seals the day and year first before written

THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed
in the presence of:

Keith Hunt
Chief Executive

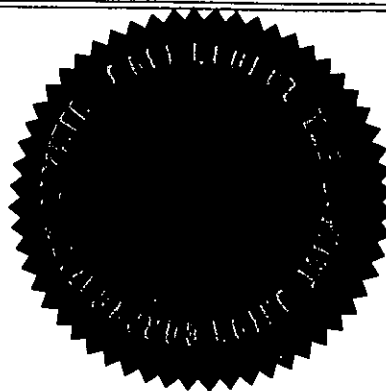
A. H. Walker
Assistant Director
(Admin)

ASSISTANT DIRECTOR (LAW)



SEAL REGISTER
BOOK 1
ENTRY 1278

THE COMMON SEAL of
THE BAPTIST UNION
CORPORATION LIMITED
was hereunto affixed
in the presence of:



1 Cathryn
Barfield