

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Moorehart Homes Ltd.
33/35 Queensway
Hemel Hempstead
Herts.

Paul Burdess, Esq.
Architect
31 Ringshall
Berkhamsted
Herts. HP4 1ND.

.... Conversion of dwelling house to two flats
.....
at 6 Eastwick Row, Adeyfield, Hemel Hempstead, Herts.
.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 27 June 1988 and received with sufficient particulars on 27 June 1988 and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

1. The conversion of this terraced property to two flats would result in an unacceptable loss of amenity for nearby residents and would establish an undesirable precedent by creating a form of residential development that would be out of character with the area.
2. The proposed location of the bin stores for both flats would be detrimental to amenity for the occupiers of the flats and adjoining properties and the street scene in general.

Dated 11th day of ... August 19 88

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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, he may serve on the Borough Council in which the land is situated, 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

11 AUG 1988

4/1228/88. CONVERSION OF DWELLING HOUSE TO TWO FLATS.
6 EASTWICK ROW, ADEYFIELD. HEMEL HEMPSTEAD.
APPLICANT: MOOREHART HOMES LTD

DESCRIPTION - The application site comprises a 3 bedroom terraced house with a 25 m rear garden. It is proposed to divide the house into two flats and to construct an additional hardstanding to the front, in order to provide two car parking spaces. A small brick store to house dustbins is to be built at the front.

POLICIES

Hertfordshire County Structure Plan 1986 Review

Policies 27, 47, 48, 49, 57, 60, 61, 71 and 72

Dacorum District Plan

Policies 18, 19, 62, 63 and 66

REPRESENTATIONS

Director of Housing and Health

No comments

Director of Technical Services

(Highways)

Comments awaited

CONSIDERATIONS - There are no objections to this proposal. The applicant has shown adequate sound insulation between the party walls of the existing house and those to either side. A scheme of sound insulation is however required between ground and first floors.

6/5 RECOMMENDATION - That, subject to any comments made by the Director of Technical Services, planning permission be ~~GRANTED~~ (on form DC3) subject to the following conditions: ~~REFUSE~~

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 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.
3. Before development is commenced, a scheme shall be submitted to and approved by the local planning authority illustrating the means by which sound transmission between ground and first floors shall be resisted, and such scheme as is approved shall be implemented prior to occupation of the flats hereby permitted.

1. Undesirable precedent, out of character
2. Unsuitable location of bin store

4. The flats hereby permitted shall not be occupied until the hardstanding area for the second car parking space as shown on Drawing No. 114/P/L/02 has been laid out, and that area together with the existing parking space shall not thereafter be used for any purpose other than the parking of vehicles.

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