

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1257/96

Independent Care Management  
c/o Miller Hughes Associates  
Old Post Office Mews  
South Pallant  
Chichester West Sussex

Miller Hughes Associates  
Old Post Office Mews  
South Pallant  
Chichester  
West Sussex PO19 1XP

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Highfield House, Jupiter Drive/Queensway, Hemel Hempstead

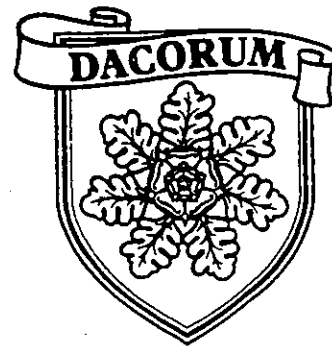
REFURBISHMENT, RESTORATION, EXTENSION, LINK AND PARTIAL DEMOLITION (RESUBMISSION)

Your application for *listed building consent* dated 01.10.1996 and received on 01.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1257/96

Date of Decision: 13.02.1997

1. The works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provision of s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The roof of the works hereby approved shall be constructed of grey, black or dark blue natural slates, and no works shall be started until samples of the natural slates shall have been submitted to and approved by the local planning authority, and the works hereby approved shall be carried out in the roofing slates as approved.

Reasons:

- (a) In the interests of the character and appearance of the extended listed building.
- (b) For the avoidance of doubt.

3. Notwithstanding the details of external walls specified by the Statement dated 10 February 1997 this consent does not extend to any approval of the type of brick and bonding to be used for the works hereby approved and no works shall be started until samples of the bricks shall have been submitted to and approved by the local planning authority; the works hereby approved shall be carried out in the bricks so approved.

Reasons:

- (a) In the interests of the appearance of the extended listed building.
- (b) For the avoidance of doubt.

4. All the pipework and chimney shown on Drawing No 9546/PL24A\* shall be constructed of metal and painted black at all times.

Reason: In the interests of the character and appearance of the extended listed building.

5. No external plant/piping in addition to that shown on Drawing Nos 9546/PL24 and PL20 Rev B shall be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the character and appearance of the extended listed building.

Continued

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1257/96 (CONTINUED)

Date of Decision: 13.02.1997



6. All rainwater gutters and downpipes shall be constructed of aluminium and painted black at all times and in conjunction with all other services shall not be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

7. All the window frames, external doors and first floor louvre feature shall be of timber construction and treated with a dark stained finish at all times to the reasonable satisfaction of the local planning authority.

Reason: In the interests of the appearance of the extended listed building.

8. Before any work hereby approved commences a programme for the carrying out of the following works shall be submitted to and approved by the local planning authority:

- (a) Removal of the existing entrance ramp and reinstatement of steps, as shown on Drawing No 9546/PL21.
- (b) Removal of the existing fire exit door and replacement with window as shown on Drawing No 9546/PL22.
- (c) Removal of the existing galvanised steel fire escape as shown on Drawing No 9546/PL21.
- (d) Removal of all existing uPVC windows and replacement with timber windows in accordance with details received on 3 February 1997 and plans at a scale of between 1 to 5 and 1 to 10.
- (e) Refurbishment of the existing portico porch coloured yellow on Drawing No 9546/PL21 in accordance with plans at a scale of 1:20.
- (f) Works to the interior of the existing building, to include details of the architraves and the cornices of all the rooms at a scale of between 1 to 5 and 1 to 20.

Reason: In the interests of the character and appearance of the listed building.

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



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West Sussex  
PO19 1XP

Independent Care Management  
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South Pallant, Chichester  
WEST SUSSEX

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01257/96/LBC**

**HIGHFIELD HOUSE JUPITER DRIVE/QUEENSWAY HEMEL HEMPSTEAD  
HERTS  
REFURBISHMENT, RESTORATION, EXTENSION, LINK AND PARTIAL  
DEMOLITION (RESUBMISSION)**

Your application for listed building consent dated 01 October 1996 and received on 01 October 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Development Control Manager

Date of Decision: 13 February 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01257/96/LBC**

Date of Decision: 13 February 1997