

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1263/94

Mr N Dean  
Old Toms Farm  
Potash Lane  
Long Marston  
Herts

Mr G Hinton-Cook  
The Orchard  
Mentmore  
Leighton Buzzard  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

The Egg Packing Station, Station Road, Long Marston, Herts

CONVERSION OF BUILDING TO FORM DWELLING

Your application for *full planning permission* dated 23.09.1994 and received on 28.09.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

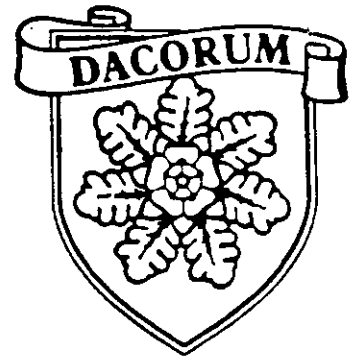
Director of Planning.

Date of Decision: 07.12.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1263/94

Date of Decision: 07.12.1994



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

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building hereby permitted, nor erection of any fences, gates or walls within its curtilage without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

4. Notwithstanding the provisions of the Town and Country General Development Order 1988 or any amendments thereto, no window or other opening shall be provided in the building other than those shown on plan 4/1263/94.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

5. The window on the rear elevation shall be permanently fixed shut and fitted with obscure glazing.

Reason: to safeguard the privacy and amenity of the adjacent properties.

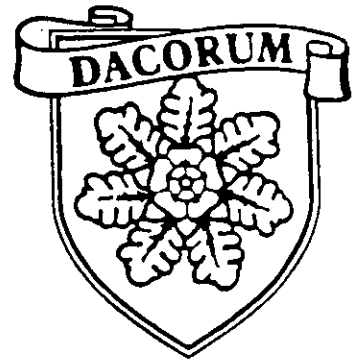
6. The cill to the window on the rear elevation shown on plan 4/1263/94 shall not be lower than 2.2 m above the floor level of the first floor.

Reason: to safeguard the privacy and amenity of the adjacent properties.

7. The development hereby permitted shall not be occupied until the parking arrangements shown on plan 4/1263/94 shall have been provided.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Continued



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1263/94

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8. 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 dwelling and the adjoining dwellings. The report shall take into account:
- (a) the presence or otherwise of airborne sound paths;
  - (b) the presence or otherwise of flanking transmission paths for sound transmission;
  - (c) the density, mass and thickness of separating walls;
  - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as in building of joist ends.

Reason: To ensure an adequate standard of sound attenuation.

9. No development shall take place until there has been submitted to, and approved by, the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in condition 8 indicates are necessary to ensure the adequacy of sound insulation between the proposed development and the adjoining properties.

Reason: To ensure an adequate standard of sound attenuation.

10. Any such scheme as may be agreed by the local planning authority under condition 9 shall be carried out prior to occupation of the proposed dwelling.

Reason: To ensure an adequate standard of sound attenuation.