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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/1282/88

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr M Bunting
50 Green lane
St Albans
Herts Herts

Aitchisons
154 High Street
Berkhamsted

.....two storey side extension and conversion.....
.....to form 4 one bedroom flats.....
at 91 Fennycroft Road 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 permit the development proposed by you in your application dated 17.6.88 and received with sufficient particulars on 4.7.88 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) 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 and the adjoining property shall be resisted. Such scheme as approved, shall be implemented prior to occupation of the flats hereby permitted.
- (3) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
- (4) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1282/88 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (5) 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.

/Cont....

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 an adequate standard of sound attenuation and in the interest of residential amenity.
- (3) To ensure a satisfactory appearance.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5,6 & 7) In the interests of highways safety.

Dated.....day of.....19.....

Signed.....

Designation

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) 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 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, he 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.

Conditions continued

6. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
7. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Dated 8th September 1988

Signed



Designation CHIEF PLANNING OFFICER



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1356/91

John Paul Caneparo
Kebbell House
Carpenders Park
Watford

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

91 Fennycroft Road, Hemel Hempstead,

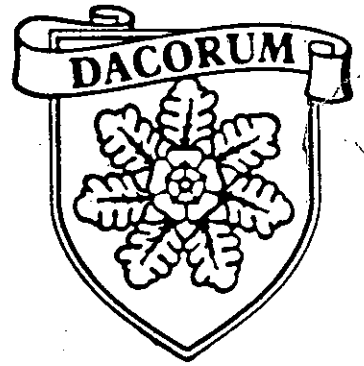
SUBMISSION OF DETAILS OF SOUND INSULATION PURSUANT TO COND. 2 OF P/P 4/1282/88
(FLAT CONVERSION)

Your application for *the approval of details or reserved matters* dated and received on 07.10.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.11.1991

(encs. - Conditions and Notes).



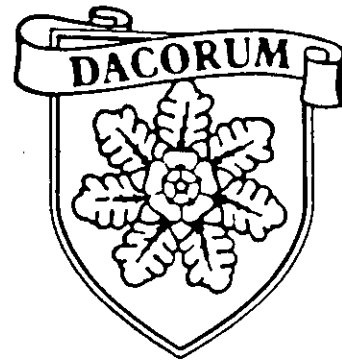
CONDITIONS APPLICABLE
TO APPLICATION: 4/1356/91

Date of Decision: 08.11.1991

This approval relates to the means by which sound transmission between the ground and first floors of the original dwelling and the adjoining dwellinghouse, No.93 Fennycroft Road, shall be resisted.

REASON:

For the avoidance of doubt.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0002/93

G J Alexander
3 Sarum Place
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

91 Fennycroft Road, Hemel Hempstead, Herts

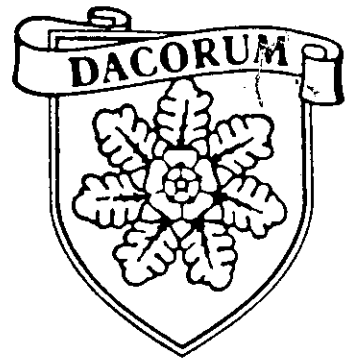
VARIATION TO CONDITION OF PLANNING PERMISSION 4/1282/88 ALTERATION OF PARKING SPACE

Your application for *full planning permission* dated 18.12.1992 and received on 05.01.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.02.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0002/93

Date of Decision: 02.02.1993

Condition (4) on planning permission 4/1282/88, dated 8 September 1988, shall be varied to read as follows: "The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. GJA1 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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