

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HAWKINS EADES ASSOCIATES
100 HIGH STREET
GREAT MISSENDEN
BUCKS
HP16 0BE

STANTON-KIPPING HOMES
C/O HAWKINS EADES ASSOCIATES
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01400/00/FUL

THE STUDIO, CHAPEL STREET, BERKHAMSTED, HERTFORDSHIRE, HP4 2EA
CONVERSION OF PHOTO STUDIO TO TWO DWELLINGS INCLUDING
INSERTION OF FIRST FLOOR AND RE-ALIGNMENT OF VEHICULAR
ACCESS(REVISED SCHEME INCORPORATING AMENDED WINDOW DESIGN)

Your application for full planning permission dated 28 February 2000 and received
on 01 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Samuel Noble

Development Control Manager

Date of Decision: 19 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01400/00/FUL

Date of Decision: 19 September 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H;
Part 2 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on the approved drawings 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.

6. The proposed fencing/planting shown on the approved drawings shall be carried out prior to the occupation of the dwellings.

Reason: In the interests of residential amenity.

7. The roof lights hereby permitted shall be flush fitting and glazed with non-reflective glass.

Reason: In the interests of the visual amenities of the Conservation Area.

8. The floor levels shall be constructed in accordance with the approved drawings, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and for the avoidance of doubt.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2 and 25

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 15, 30, 54 and 110

Part 5 Environmental Guidelines

Sections 2 and 3

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 17, 20, 59 and 116

Part 5 Environmental Guidelines

Sections 2 and 3