

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



SAXTON DESIGN
MR R C BECK
6 MAYTHORNE CLOSE
WATFORD
HERTS
WD1 7JU

MR CHOUDHURY
HSHC HOQUE HOUSE
4 WAVDECK ROAD
LUTON
BEDS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02010/00/FUL

**21-21A HIGH STREET, HEMEL HEMPSTEAD, HERTS, HP1 3AA
FIRST FLOOR REAR EXTENSION TO PROVIDE 2 SELF-CONTAINED FLATS**

Your application for full planning permission dated 09 November 2000 and received on 09 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 30 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/02010/00/FUL

Date of Decision: 30 January 2001

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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until a scheme of sound insulation between the commercial premises and the residential units within the building and between the neighbouring first floor flats shall have been submitted to and approved by the local planning authority; all works which form part of the approved scheme shall be completed before any of the flats hereby permitted is occupied.

Reason: In the interests of residential amenity.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 3, 4, 9, 22 and 38

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 13, 15, 16, 17, 34 and 110

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 15, 17, 19, 38 and 116

Part 4 Area Proposals

Conservation Area Character Appraisal and Policy Statement – Hemel Hempstead Old Town

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 13