

# Dacorum Borough Council Planning and Regeneration

The Forum  
Marlowes  
Hemel Hempstead  
Herts HP1 1DN



DUSEK DESIGN ASSOCIATES  
TRINITY COURT  
BATCHWORTH ISLAND  
CHURCH STREET  
RICKMANSWORTH HERTS  
WD3 1RT

Mrs E James  
The Old School House  
George Street  
Hemel Hempstead  
Herts  
HP2 5HJ

TOWN AND COUNTRY PLANNING ACT 1990

## **APPLICATION - 4/01028/19/OPA**

### **3 THE OLD SCHOOL HOUSE, GEORGE STREET, HEMEL HEMPSTEAD, HP2 5HJ**

CHANGE OF USE FROM CLASS B1 OFFICE TO CLASS C3 RESIDENTIAL (5 FLATS).

Your application for dated and received on 29 April 2019 has been considered.

The Council has determined that prior submission of details of the proposal is necessary in this case before the development may be carried out. The Council also hereby **GRANTS** approval of the siting and appearance of the development, subject to any conditions set out overleaf.

A handwritten signature in black ink that reads 'James Doe'.

Assistant Director Planning Development and Regeneration  
Date of Decision Notice: 17 June 2019



## CONDITIONS APPLICABLE TO APPLICATION: 4/01028/19/OPA

Date Decision Made: 17 June 2019

Date Decision Dispatched: 17 June 2019

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

Reason: To comply with the requirements of Schedule 2, Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**1316 / P / 1**

**1316 / P / 6**

**1316 / P / 4**

**1316 / P / 5**

Reason: For the avoidance of doubt and in the interests of proper planning.

### **Informatives**

1. The Highway Authority requires the alterations to the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. The applicant should apply to HCC Highways (Telephone 0300 1234047) to arrange this, or use link <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

2. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

3. You are advised that prior to development the applicant should consider the noise levels within each habitable room due to its exposure to

transportation and commercial noise sources.

4. In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: 0730hrs to 1830hrs on Monday to Saturdays, no works are permitted at any time on Sundays or bank holidays.

5. Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

**This application was supported by the following:**

1316/P/1

1316/P/2

1316/P/3

1316/P/4

1316/P/5

1316/P/6

DESIGN STATEMENT