



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

Applicant:
M LITTLEJOHN
74 BAYFORD CLOSE
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00015/98/FHA

**REAR OF 45, PERRY GREEN, HEMEL HEMPSTEAD, HERTS
DETACHED GARAGE**

Your application for full planning permission (householder) dated 05 January 1998 and received on 08 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 February 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00015/98/FHA

Date of Decision: 10 February 1998

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: To ensure a satisfactory appearance to the development.

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, doors or other openings in the walls or the roof, other than those expressly authorised by this permission, shall be constructed.

Reason: In the interests of the residential amenities of the occupants of adjoining properties.

4. The building hereby permitted shall be used for the storage of domestic motor vehicles and for no other purpose.

Reason: For the avoidance of doubt and so that the local planning authority can maintain control over the development in the interests of residential and visual amenity.

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment as approved shall be completed in accordance with a timetable which shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.