



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

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

MR MCNALLY  
14 BELMONT ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP3 9NZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00064/99/FHA

14 BELMONT ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9NZ  
TWO STOREY REAR EXTENSION AND GARAGE

Your application for full planning permission (householder) dated 15 January 1999 and received on 15 January 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 09 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00064/99/FHA**

Date of Decision: 09 March 1999

**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. The existing roof tiles which are to be removed to facilitate the construction of the development hereby permitted shall be reused where feasible for the roofs of the the first floor rear extensions.**

Reason: In the interests of the appearance of the development within the street scene.

**3. Before the commencement of the development hereby permitted full details of the design of the bathroom window labelled 'A' and coloured yellow on Drawing No. Wren/NAJ/094/98 shall be submitted to and approved in writing by the local planning authority. The window opening shall be fitted at all times with obscure glass, in accordance with the approved samples.**

Reason: To safeguard permanently the residential amenity (in particular the privacy) of Nos. 14 and 16 Belmont Road.

**4. Before the commencement of the development hereby permitted full details of a sample of the type of obscure glass to be installed within the bathroom window labelled 'B' on Drawing No. Wren/NAJ/094/98 and precise details of the opening parts of the window shall be submitted to and approved in writing by the local planning authority. The window shall be fitted at all times in accordance with the approved details, including the type of obscure glass.**

Reason: To safeguard permanently the residential amenity of Nos.12 and 14 Belmont Road.

**5. 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 other than those expressly authorised by this permission shall be constructed within the flank walls of the extensions hereby permitted or the flank walls of the existing dwellinghouse.**

Reason: In the interests of permanently safeguarding the residential amenity (in particular the privacy) of the occupants of Nos.12 and 16 Belmont Road.

**6. 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) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: To ensure that the extended dwellinghouse is served by adequate off street parking and in the interests of highway safety.