



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MRS K HAYES
439 LONDON ROAD
BOXMOOR
HEMEL HEMPSTEAD
HERTS
HP3 9BD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00107/98/OUT

REAR OF, 429 LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTS
DETACHED HOUSE AND GARAGE (RENEWAL)

Your application for outline planning permission dated 28 January 1998 and received on 28 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 03 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00107/98/OUT

Date of Decision: 03 April 1998

1. Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Details submitted in accordance with condition 1 hereof shall include:-

(a) parking/garage space for 3 vehicles;

(b) turning/manoeuvring space;

(c) boundary treatment;

(d) refuse collection arrangements.

Reason: To ensure a satisfactory development.

5. The dwelling hereby approved shall be of single storey construction and shall not have any dormers or roof lights inserted within the roof space without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

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) 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: In the interests of residential amenity.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**