



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0175/96

Mr J Calderara
Ballington Cottage
Gaddesden Row
Hemel Hempstead
Herts

Mr D J Nicholls
32 Kidmore Road
Cavensham
Reading
RG4 7LU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ballington Cottage, Gaddesden Row, Hemel Hempstead
TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS

Your application for *listed building consent* dated 11.02.1996 and received on 13.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 11.07.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0175/96

Date of Decision: 11.07.1996

1. The works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provision of s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No work shall be started on the extension until details of all external materials to be used shall have been submitted to and approved by the local planning authority, and the extension shall be carried out in the materials as approved.

Reason: In the interests of preserving the character and appearance of the building.

3. All new windows shall be in slow-grown softwood and painted in a colour to be approved by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

4. All new timber framing shall be in Green Oak.

Reason: In the interests of preserving the character and appearance of the building.

5. Details of the external door shall be submitted to and approved by the local planning authority prior to its insertion.

Reason: In the interests of preserving the character and appearance of the building.

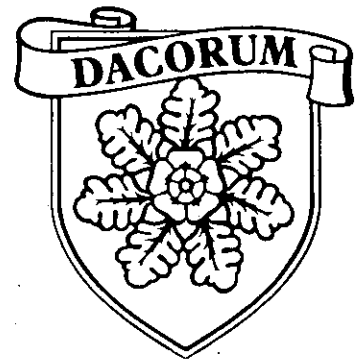
6. All timber repairs and new framing shall be constructed using traditional timber joints. No flitch or steel reinforcement plates shall be used unless previously agreed in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

7. Details of the new doorway on the first floor shall be submitted to and approved by the local planning authority prior to its commencement.

Reason: In the interests of preserving the character and appearance of the building.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0175/96 (CONTINUED)

Date of Decision: 11.07.1996

8. A sample panel of the proposed "rough plastered panels" shall be made and approved by the local planning authority and the works shall be carried out in accordance with the approved panel.

Reason: In the interests of preserving the character and appearance of the building.

9. The "imported" door frame to the kitchen shall be discreetly dated and its origin marked.

Reason: To identify that this door did not originate from this property.

10. All new windows shall be single glazed unless agreed in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

11. Details of the newel, spindles and handrail for the new staircase shall be submitted to and approved by the local planning authority prior to its installation.

Reason: In the interests of preserving the character and appearance of the building.

12. Any changes in the floor levels on the ground floor shall be submitted to and approved by the local planning authority prior to works being undertaken.

Reason: In the interests of preserving the character and appearance of the building.