

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0190/95

Mr D Besant  
48 Leverstock Green Road  
Hemel Hempstead  
Herts

Mrs M Flax  
27 Pandora Road  
London  
NW6 1TS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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48 Leverstock Green Road, Hemel Hempstead, Herts

TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 20.02.1995 and received on 22.02.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

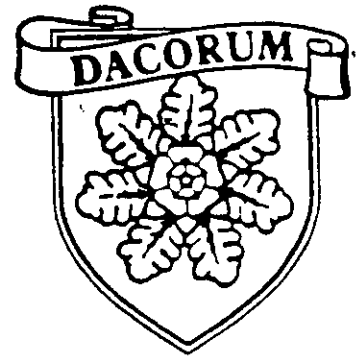
Date of Decision: 18.04.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0190/95

Date of Decision: 18.04.1995



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

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding Condition 2 the existing roof tiles of the flank elevation as shown hatched red on Drawing No.107-01 shall be re-used for the front elevation of the roof of the extension hereby permitted.

Reason: To ensure a satisfactory appearance.

4. The extended dwellinghouse shall only be used as a single family dwellinghouse as defined in Class C3 of the Town and Country Planning Use Classes Order 1987.

Reason: For the avoidance of doubt.

5. This permission does not extend to the unscaled parking layout plan received on 10 April 1995, and details of the alternative for parking layout scheme shall be submitted to and approved by the local planning authority before the commencement of the development hereby permitted; the scheme as approved shall be implemented prior to the first occupation of the extension and thereafter be retained at all times.

Reasons:

For the avoidance of doubt and to ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. The existing front boundary hedge labelled 'A' on Drawing No.107-01 shall be permanently retained at a height of no lower than 2 metres unless otherwise agreed by the local planning authority.

Reason: To maintain and enhance visual amenity.

7. The scheme submitted in accordance with Condition 5 shall show the permanent retention of a grassed area between the parking area and the common boundary with No.46 Leverstock Green Road.

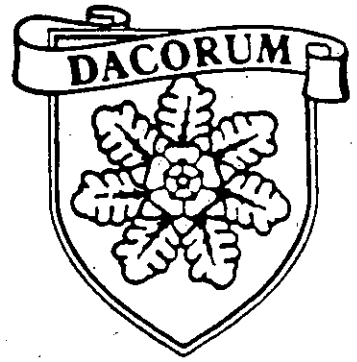
Reason: To permanently safeguard the residential amenity of No.46.

/Continued...



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0190/95 (continued)

Date of Decision: 18.04.1995



8. The existing hedge on the front boundary marked 'A' and 'B' on Drawing No.107-01 of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development and at no time shall the front boundary hedge be reduced below 2 metres in height, unless otherwise agreed by the local planning authority.

Reason: To maintain and enhance visual amenity.

