



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR G WOFFENDIN  
40 COWPER ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP1 1PE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00203/99/FHA

40 COWPER ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1PE  
TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 31 January 1999 and received on 05 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 01 April 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00203/99/FHA**

Date of Decision: 01 April 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 walls of the extension hereby permitted shall match in colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. The kitchen window labelled 'A' on Plan No. 4/0203/98 shall be fitted with obscure glass at all times in accordance with an approved sample, which shall be submitted to and agreed in writing by the local planning authority before any work is commenced on site. The bathroom window labelled 'B' on Plan No. 4/0203/98 shall also be fitted with obscure glass at all times, in accordance with the sample subject to this condition.**

Reason: To safeguard the privacy of No.38 Cowper Road.

**4. Full details of the design of the windows referred to in Condition 3 above, showing fixed and opening parts, shall be submitted to and approved in writing by the local planning authority before any work is commenced on site. At all times the approved window types shall be retained.**

Reason: In the interests of safeguarding the privacy of No.38 Cowper 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, or other openings other than those expressly authorised by this permission shall be constructed within the extension hereby permitted and the existing flank walls of the dwellinghouse, unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of Nos.38 and 42 Cowper Road.

**6. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.**

Reason: In the interests of safeguarding the privacy of No.38 Cowper Road.

7. This planning permission does not authorise any increase in the number of bedrooms within the extended dwellinghouse.

Reason: The provision of additional bedrooms would need to be served by off street parking.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER