

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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52 ST. PAULS ROAD
HEMEL HEMPSTEAD
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00293/00/FHA

52 ST. PAULS ROAD, HEMEL HEMPSTEAD, HERTS, HP2 5DD
FIRST FLOOR SIDE EXTENSION

Your application for full planning permission (householder) dated 14 February 2000 and received on 16 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 12 July 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00293/00/FHA

Date of Decision: 12 July 2000

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. Notwithstanding the details specified shown on Drawing No. PTSL/2002/01, the roof tiles used for the extension hereby permitted shall match those of the existing building, and, where feasible, the existing roof tiles to be removed in order to facilitate the development hereby permitted shall be reused for the parts of the roof of the extension shown hatched brown on Drawing No. PTSL/2002/01.

Reason: In the interests of the appearance of the extension in relation to the dwellinghouse, the adjoining dwellinghouses and the street scene.

3. The walls of the extension hereby permitted shall be rendered and painted to match the walls of the dwellinghouse.

Reason: In the interests of the appearance of the extension in relation to dwellinghouse, the adjoining dwellinghouses and the wider street scene.

4. The ridge tiles of the roof of the extension shown coloured yellow on Drawing No. PTSL/2002/01 shall match match in colour and type those on the roof of the existing dwellinghouse.

Reason: In the interests of the appearance of the extension in relation to the existing dwellinghouse, the adjoining dwellinghouses and the wider street scene and for the avoidance of doubt.

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 shall be constructed within either the north western flank wall or the roof of the extension hereby permitted, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy of No.54 St Paul's Road and the appearance of the extended dwellinghouse within the street scene.

6. All the area shown hatched blue on Drawing No. PTSL/2002/01 shall be kept available at all times for the parking of vehicles.

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

7. A 2 m x 2 m visibility splay shall be provided at all times on the northern side of the existing access, as measured from the back edge of the of the footpath, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footpath level.

Reason: In the interests of highway safety.