

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0360/95

Mr P Tugwell
1 Wharfedale
Highfield
Hemel Hempstead
Herts
HP2 5TH

DEVELOPMENT ADDRESS AND DESCRIPTION
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1 Wharfedale, Hemel Hempstead, Herts

CONVERSION OF DWELLING TO 2 TWO BEDROOMED UNITS

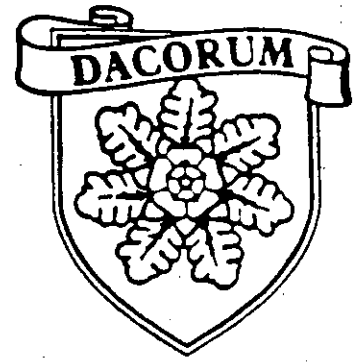
Your application for *the retention of development already carried out* dated 22.03.1995 and received on 22.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.05.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE
TO APPLICATION: 4/0360/95

Date of Decision: 16.05.1995

1. Within three months of the date of this planning permission, the existing front garden of the site shall be altered to form the additional parking facilities in accordance fully with the details shown by Plan 4/0360/95FL and thereafter each single family dwellinghouse shall be permanently provided with 2 parking spaces.

Reasons: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
(b) In the interests of highways safety.
(c) For the avoidance of doubt.

2. The area hatched orange on Plan 4/0360/95FL shall at all times be available for vehicle parking.

Reasons: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
(b) In the interests of highways safety.
(c) For the avoidance of doubt.

3. The existing hedges on the boundaries hatched yellow on Plan 4/0360/95FL 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.

Reasons: (a) To maintain and enhance visual amenity.
(b) In the interests of the amenity of No. 3 Wharfedale.

4. Within one month of the date of this planning permission a scheme for boundary treatment between the respective dwellinghouses shall be submitted for the approval of the local planning authority, following this approval, the scheme shall be completed within two months and thereafter permanently retained.

Reason: To safeguard the residential amenity of the dwellinghouses.

5. At no time shall either dwellinghouse be served by more than two bedrooms and no further habitable rooms shall be formed, nor shall the study of Unit 1A be used as a bedroom.

Reasons: (a) There is inadequate curtilage parking for dwellinghouses with over two bedrooms of featuring more habitable rooms.
(b) For the avoidance of doubt.

