

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MARTIN DOWLING ARCHITECTS
40 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AE

MR & MRS WAITES
THE OLD HOUSE
WATER END
HEMEL HEMPSTEAD
HERTS
HP1 3BH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00408/98/FHA

**THE OLD HOUSE, WATER END, HEMEL HEMPSTEAD, HERTS, HP1 3BH
SINGLE AND TWO STOREY EXTENSIONS**

Your application for full planning permission (householder) dated 03 March 1998 and received on 09 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 14 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00408/98/FHA

Date of Decision: 14 July 1998

- 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the character and appearance of the Listed Building.

- 3. The trees shown for retention on the approved Drawing No. 277/14 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

- 4. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 277/14.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

- 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, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

Reason: In the interests of the residential amenities and for the avoidance of doubt.

- 6. Notwithstanding the details on Drawing No. 277/14, this permission does not extend to the proposed garden store.**

Reason: For the avoidance of doubt.

7. **No development shall take place until full details of hard landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details submitted shall include proposed materials and finished levels of the court yard area.**

Reason: To ensure a satisfactory appearance to the development.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**