

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0417/93

S Smith
4 Kings Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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4 Kings Avenue, Hemel Hempstead, Herts

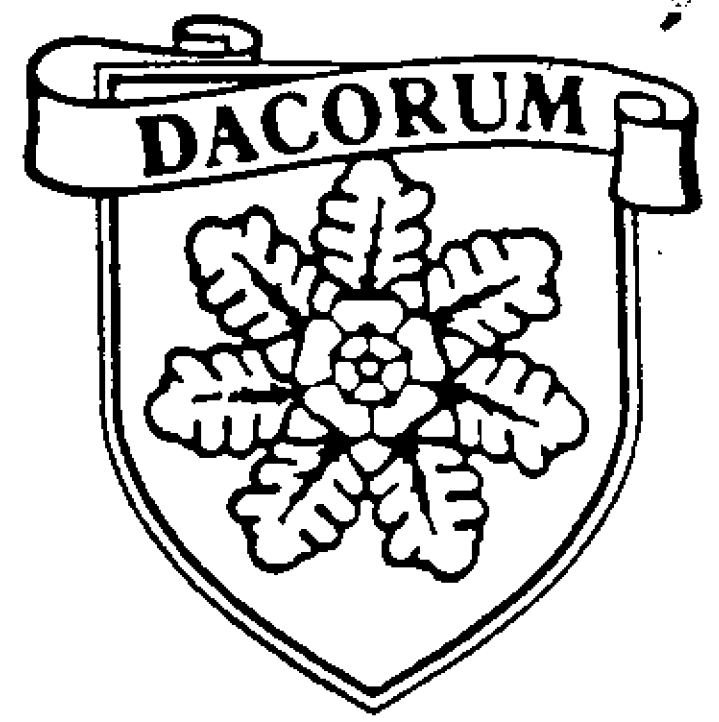
SINGLE STOREY FRONT AND TWO STOREY SIDE/REAR EXTENSION (RESUBMISSION)

Your application for *full planning permission (householder)* dated 19.03.1993 and received on 22.03.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 20.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0417/93

Date of Decision: 20.09.1994

1. The development hereby permitted shall be completed to the satisfaction of the local planning authority by no later than 31 December 1994, unless an alternative time period is otherwise agreed in writing by the local planning authority.

Reason: This application was submitted in order to address the effect of unauthorised development at the site and for which there has been authority given to take enforcement action. In the interests of the visual and residential amenity of the locality the local planning authority is of the opinion that the extensions and associated alterations shall be completed over a short period of time. The applicant has raised no objection to this.

2. Within one month of the date of this permission a timetable of the schedule of the final works to be carried out shall be submitted to the local planning authority for approval.

Reason: To ensure an agreed programme is formulated to carry out the development in order to accord with Condition 1.

3. The schedule of works shall include reference to the details of the modification and formation of the parapet wall treatment to be applied to the coping stone and its relationship with the front fascia board.

Reason: To ensure that the parapet wall is modified and formed to the satisfaction of the local planning authority in the interests of the visual and residential amenity of the locality.

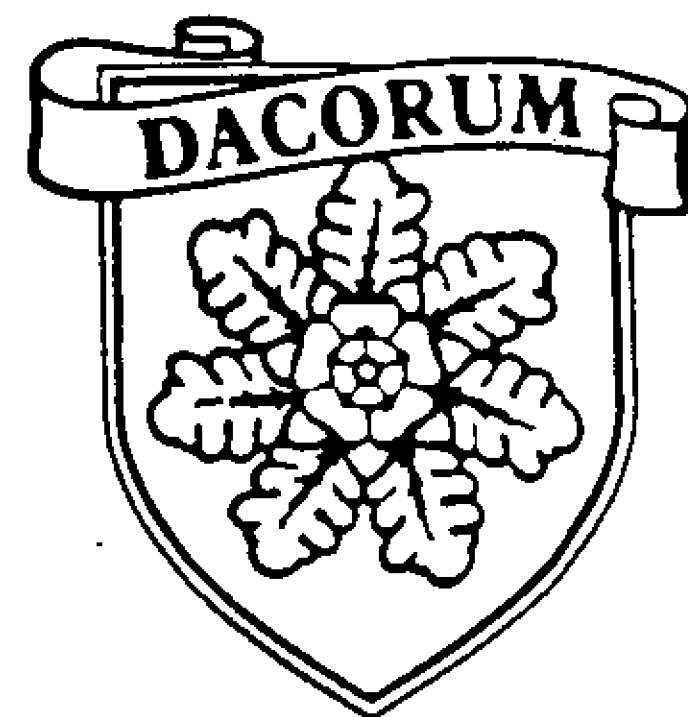
4. The schedule of works shall include reference where applicable to the type of roofing tile to be used for the full completion of the development and the extensions shall be constructed with the tile, as approved.

Reason: In the interests of the visual and residential amenity of the locality as the local planning authority needs to ensure that any variation to the existing tile is acceptable.

5. There shall be no variation to the approved schedule of works unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual and residential amenity of the locality as the local planning authority needs to ensure that any variation to the existing tile is acceptable and for the avoidance of doubt.

Continued



CONDITIONS APPLICABLE
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6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to any part of the existing dwellinghouse and enlarged dwellinghouse without the express written permission of the local planning authority nor any internal alterations resulting in a change to the internal layout shown on Plan No.4/0417/93.

Reason: In order that the local planning authority has future control over alterations and additions to the dwellinghouse in the interests of the following:

- (a) Permanent safeguarding the residential amenity of No.2 Kings Avenue and 17 Great Elms Road.
- (b) To ensure that the existing integral garage is not converted to living accommodation, as this facility is needed to ensure that there is a satisfactory level of off-street parking to serve the enlarged dwellinghouse.
- (c) The internal alteration of the dwellinghouse to form additional bedrooms would result in the dwellinghouse being served by an inadequate level of off-street parking.

7. The flank wall ground and first floor window openings serving the ground floor wc and first floor bathroom facing No.2 Kings Avenue shall be permanently fitted with obscure glass and be fixed with the exception of those parts coloured yellow which shall be top hung.

Reason: To permanently safeguard the residential amenity of No.2 Kings Avenue and the amenity of this residential area generally.