



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0424/91

Mrs B Dean
56 Box Lane
Hemel Hempstead
Herts

Technical Design Ptns.
Blue Court, 1 Church Lane
Kings Langley
Herts
WD4 8JP

DEVELOPMENT ADDRESS AND DESCRIPTION

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56 Box Lane, Hemel Hempstead,
TWO STOREY SIDE EXTENSION AND ALTERATIONS

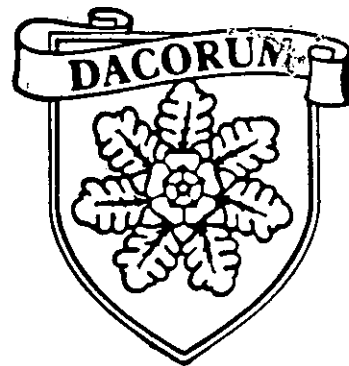
Your application for *full planning permission (householder)* dated 28.03.1991 and received on 02.04.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

(Signature)

Director of Planning.

Date of Decision: 23.05.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0424/91

Date of Decision: 23.05.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. Existing tiles of the parts of the roof of the dwellinghouse, as coloured yellow on Drawing No. 0978/SUR 01 and which are to be removed, shall be reused where possible for the parts of the new roofs coloured purple on Drawing No. 0978 01A.
4. Existing bricks of the parts of the dwellinghouse as coloured green on Drawing No. 0978/SUR 01 and are to be demolished shall be reused where possible for the parts of the extensions coloured orange on Drawing No. 0978 01A.
5. The windows coloured red on Drawing No. 0978 01A should be permanently fitted with obscure glass and only the top lights shall be opening.
6. The windows coloured blue on Drawing No. 0978 01A shall be permanently fitted with obscure glass and shall be non-opening.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part Class A) there shall be no openings formed within or alterations to either the north-western or south-eastern flank walls of the two storey extensions as marked by the orange lines on Drawing No. 0978 02 (Site Plan Scale 1:200) without the express written permission of the local planning authority.
8. The conservatory hereby permitted shall at no time incorporate a first floor and no works shall be carried out to the interior of the conservatory without the prior approval of the local planning authority.
9. The three glazed panels of the conservatory as coloured brown on Drawing No. 0978 01A shall be permanently fitted with obscure glass.
10. The existing trees shown hatched green on Drawing No. 0978 01A shall be protected during the period of construction and if any tree is removed it shall be replaced within the planting season following the completion of the development hereby permitted and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the appearance of the dwellinghouse and the visual amenity of the locality.

REASONS APPLICABLE
TO APPLICATION: 4/0424/91 (continued)

Date of Decision: 23.05.1991



- 3-4. (a) In the interests of the appearance of dwellinghouse and the visual amenity.
(b) For the avoidance of doubt.
- 5-6. In order to permanently safeguard the privacy of No. 54 Box Lane.
7. In order that the local planning authority may retain control over future changes to both flank walls of the extensions in the interests of permanently safeguarding the privacy of Nos. 54 and 58 Box Lane which would be overlooked by new windows.
8. (a) The provision of a first floor within the conservatory would be unacceptable due to the loss of privacy to No. 58 Box Lane.
(b) Uses of conservatory with a first floor, would be subject to a lack of privacy in relation to No. 58 Box Lane.
(c) For the avoidance of doubt as the carrying out of works for the maintenance, improvement or other alterations which only affect the interior of any building and do not materially affect the external appearance of a building do not constitute "development" and therefore normally fall outside the ambit of planning control.
9. In order to permanently safeguard the privacy of No. 58 Box Lane and those uses of the occupiers of No. 56 Box Lane.
10. In order to retain trees at the site which make a valuable contribution to the visual amenity of the locality.