

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



D CLARKE PLANNING & DESIGN
47 GRAVEL LANE
BOXMOOR
HEMEL HEMPSTEAD
HERTS
HP1 1SA

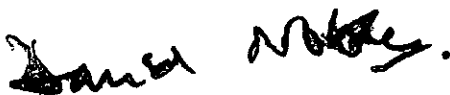
MR S DAVIES
LITTLE MEAD
ROUGHDOWN VILLAS ROAD
HEMEL HEMPSTEAD
HERTS
HP3 0AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00435/98/FHA

**LITTLE MEAD, ROUGHDOWN VILLAS ROAD, HEMEL HEMPSTEAD, HERTS,
HP3 0AX
TWO STOREY AND SINGLE STOREY EXTENSIONS**

Your application for full planning permission (householder) dated 10 March 1998 and received on 11 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 05 May 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00435/98/FHA

Date of Decision: 05 May 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 roof tiles and bricks 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 and those parts of the elevations of the extension shown dotted on Drawing No. 9804/1 shall be pebble dashed or rendered and painted in beige or such other colour as may be agreed in writing by the local planning authority.**

Reason: In the interests of the appearance of the street scene.

3. **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) there shall be no alterations to the extensions hereby permitted without the express written approval of the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of the locality and ensuring that there is always a garage available to serve the extended dwellinghouse to ensure that there is adequate off street parking.

4. **The existing roof tiles to be removed in order to facilitate the construction of the development hereby permitted shall be reused where feasible for the roof of the two storey side extension.**

Reason: In the interests of the appearance of the street scene.

5. **The existing beech hedge between points 'A' and 'B' on Drawing No. 9804/1 shall be permanently retained and shall be protected during the construction of the two storey extension in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority before the commencement of the development.**

Reason: In the interests of the appearance of the street scene.

6. **A trellis shall be attached to the eastern flank wall of the single storey extension hereby permitted. The trellis shall be planted with climbing plants in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority before any work commences on site. The approved climbing plant scheme shall be carried out in the first planting season following the first occupation of the single storey side extension.**

Reason: In the interests of the appearance of the street scene.

7. **If within a period of five years from the date of the planting referred to in condition 5 any of that planting is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), new planting of the same climbing plant species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

Reason: In the interests of the appearance of the street scene.