

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR & MRS G PETRIE  
31 HUNTERS OAK  
HEMEL HEMPSTEAD  
HERTS  
HP2 7SW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00544/00/FHA

**31 HUNTERS OAK, HEMEL HEMPSTEAD, HERTS, HP2 7SW**  
**FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY**

Your application for full planning permission (householder) dated 21 March 2000 and received on 24 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 18 May 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00544/00/FHA**

Date of Decision: 18 May 2000

**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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building, and, where feasible, the bricks and tiles which are to be removed in order to facilitate construction shall be re-used for the development.**

Reason: To ensure a satisfactory appearance to the development within the street scene.

**3. The existing garage shown on the approved plans shall be kept available at all times for the parking of vehicles associated with the residential occupation of 31 Hunters Oak and it shall not be converted or adapted to form, or be used for the purposes of, living accommodation.**

Reason: To ensure the satisfactory provision of off-street parking spaces.

**4. The dwellinghouse shall not be provided with more than three bedrooms.**

Reason: There is inadequate parking provision within the residential curtilage of the dwellinghouse to serve a dwellinghouse with more than three bedrooms.

**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 order to control further development at the site in the interests of residential and visual amenity.

**Informative:**

The two parking spaces shown coloured yellow on the approved location plan (Scale 1:1250) form part of the adopted highway. These spaces are not part of the residential curtilage of No.31 Hunters Oak and are available for all users of the public highway.