

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



CANNON MORGAN & RHEINBERG PARTNERSHIP
COPSHAM HOUSE
53 BROAD STREET
CHESHAM
BUCKS
HP5 3EA

GREYSTOKE LTD
ST JOHNS COTTAGE
TWO DELLS LANE
ASHLEY GREEN
BUCKS
HP5 3RB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00573/03/FHA

65 SOUTH PARK GARDENS, BERKHAMSTED, HP4 1HZ
TWO STOREY SIDE AND FRONT EXTENSION AND REPLACEMENT REAR
CONSERVATORY

Your application for full planning permission (householder) dated 12 March 2003
and received on 14 March 2003 has been **GRANTED**, subject to any conditions set
out overleaf.

David Webb

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

CONDITIONS APPLICABLE TO APPLICATION: 4/00573/03/FHA

Date of Decision: 24 April 2003

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 used in the construction of the external surfaces of the extensions hereby permitted shall match in size, colour and texture those of the existing building.**

Reason: To ensure a satisfactory appearance to the development.

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 modifications), 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 of the occupants of the adjacent dwellings.

4. **The window at the first floor level in the north elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2 and 25

**Hertfordshire Structure Plan Alterations 2001-2016 Deposit Draft
Version**

Policies 1, New Policy (Making development more sustainable), 2, New Policy (Design and quality of development) and 25

**Dacorum Borough Local Plan
Part 3 General Proposals**

Policies 1, 7, 8, 9 and 10

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11 and 59

Part 4 Area Proposals

Development in Residential Areas - Character Area BCA13 Castle Hill

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 10

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