



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ARCHITECH DESIGN
SUNNYSIDE
PINWOOD ROAD
SANDS
HIGH WYCOMBE, BUCKS
HP12 4DA

Applicant:
MR & MRS W TEMPLETON STEADMAN
17 HIGHCROFT ROAD
FELDEN, HEMEL HEMPSTEAD
HERTS
HP3 0BU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00592/98/FHA

17 HIGHCROFT ROAD, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BU
EXTENSION, LOFT CONVERSION AND NEW GARAGE

Your application for full planning permission (householder) dated 27 March 1998 and received on 01 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 29 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00592/98/FHA

Date of Decision: 29 June 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. The materials to be used in the construction of the external surfaces of the extension and garage hereby permitted shall match in size, colour and texture those used on the existing dwelling.

Reason: To ensure a satisfactory appearance to the development.

3. The northern boundary hedgerow shall be protected during the whole period of site excavation and construction by the erection of 1.2 m high chestnut paling fencing at a distance of 2.5 m from the northern boundary. The southern and western boundary hedges and trees shall be protected by 1.5 m high chestnut paling fencing at a distance of 1 m from the boundaries.

Reason: In order to ensure that damage does not occur to the trees and hedgerows during building operations.

4. The southern boundary hedge to the rear of the proposed garage shall be supplemented with suitable planting, and details of species, plant sizes and numbers shall be submitted to and approved in writing by the local planning authority prior to the commencement of the construction of the garage. The approved planting shall be carried out in the first planting season following the completion of the garage or the date on which it is first used, whichever shall occur first.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the area.