



PLANNING
Civic Centre Marlowes
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HEMEL HEMPSTEAD
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Applicant:
MR S PHILLIPS
70 RITCROFT STREET
HEMEL HEMPSTEAD
HERTS
HP3 8PF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00685/99FHA

70 RITCROFT STREET, HEMEL HEMPSTEAD

FIRST FLOOR EXTENSION AND ALTERATIONS TO ACCESS

Your application for full planning permission (householder) dated 15 April 1999 and received on 16 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 June 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00685/99FHA

Date of Decision: 11 June 1999

- 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 external walls of the extension hereby permitted shall match in colour and texture those of the existing building.**

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

- 3. No development shall take place until samples of the tiles to be used in the construction of the roof of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

- 4. Before the extension hereby permitted is brought into use the additional vehicle crossover and parking arrangements shown on the approved drawings shall be provided and they shall be permanently retained thereafter for the purposes approved.**

Reason: To ensure adequate access and off-street vehicle parking to serve the extended dwellinghouse.

- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) (with or without modification) the existing garage shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation, unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of ensuring that the extended dwellinghouse is served by adequate off-street parking and in the interests of highway safety.

6. The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 22 February 1999 for a first floor side extension at 70 Ritcroft Street, Hemel Hempstead (Ref. 4/02168/98FHA) is at an time implemented.

Reason: For the avoidance of doubt, as this permission is an alternative to and not in addition to the permission previously granted.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER