



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

JON MOULDING  
JLM ARCHITECTURAL  
70 PEMBROKE AVENUE  
LUTON  
LU49BJ

MR AND MRS P REDMOND  
C/O JLM ARCHITECTURAL  
70 PEMBROKE AVENUE  
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00692/99/FHA

1 STRATFORD WAY, HEMEL HEMPSTEAD, HERTS, HP3 9AS  
FIRST FLOOR SIDE AND REAR EXTENSIONS

Your application for full planning permission (householder) dated 08 April 1999 and received on 19 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00692/99/FHA**

Date of Decision: 17 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 finish of the walls of the extensions hereby permitted shall match in colour and texture the existing building.**

Reason: In the interests of the visual amenity of the street scene.

**3. The roof tiles used on the extensions hereby permitted shall match in size, colour and texture those on the existing building, and, where feasible, the existing roof tiles that will be removed to facilitate the construction of the extensions shall be re-used for the roof of the side extension shown hatched red on Drawing No. 1B.**

Reason: In the interests of the visual amenity of the street scene.

**4. 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) 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. The parking space shown hatched red on Drawing No. 1B shall be provided before the extensions hereby permitted are brought into use and thereafter this space shall be retained and shall not be used for any purpose other than the parking of vehicles.**

Reason: To ensure the provision of adequate off-street vehicle parking.

**5. The landing and bathrooms windows shall at all times be fitted with obscured glass in accordance with samples which shall have been submitted to and approved in writing by the local planning authority. No work shall be started on the development hereby approved until details of the types of opening and any fixed parts of these windows shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with all the approved details, unless otherwise agreed in writing by the local planning authority.**

Reason: To safeguard the residential amenity of dwellings in Moorside.