



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0740/96

J & S Ahmed
6 Heath Brow
Hemel Hempstead
Herts
HP1 1JL

Suqlain Mahmood
84 Seaton Road
Hemel Hempstead
Herts
HP3 9HU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

6 Heath Brow, Hemel Hempstead, Herts

FIRST FLOOR SIDE EXTENSION WITH HAND RAILINGS ON EXISTING FLAT ROOF

Your application for *full planning permission (householder)* dated 29.05.1996 and received on 05.06.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.08.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0740/96

Date of Decision: 13.08.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

3. 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), no doors windows or other openings shall be formed in the east elevation of the extension hereby permitted unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of maintaining the amenity of nearby residents.

4. 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 no doors shall be formed in the front (south) elevation of 6 Heath Brown.

Reason: To prevent the use of the existing flat roof projection as a balcony. Use of the roof as a balcony would lead to a considerable loss of amenity to surrounding residents.

5. No excavation shall take place within the crown spread of the mature Beech located to the south of the existing garage of No. 6 Heath Brow during the course of development.

Reason: For the avoidance of doubt and in the interests of protecting the Beech tree.

6. No work shall be started on the extension hereby permitted until detailed proposals showing the provision of one additional parking space within the front garden of 6 Heath Brow shall have been submitted to and approved by the local planning authority.

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

7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 7 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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