



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

Applicant:
MR ELSON
7 RUNCORN CRESCENT
HEMEL HEMPSTEAD
HERTS
HP2 6DG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00751/98/FUL

7 RUNCORN CRESCENT, HEMEL HEMPSTEAD, HERTS, HP2 6DG
SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSIONS WITH GARAGE
CONVERSION

Your application for full planning permission dated 24 April 1998 and received on 24 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 02 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00751/98/FUL

Date of Decision: 02 July 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 hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. In the area hatched red on the approved plans there shall be no obstruction more than 600 mm above carriageway level.

Reason: In the interests of highway safety.

4. The Norway Maple tree shown as "unidentified tree to remain" on the approved plans shall be protected by fencing during the course of development. Details of the type and location of the protective fencing shall be submitted and approved prior to the commencement of any works on site.

Reason: In the interests of visual amenity.

5. Prior to the commencement of works on site, a double width dropped kerb shall be provided to the front of the site.

Reason: In the interests of highway safety.