

Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01064/00/FHA

33 GRAVEL HILL TERRACE, HEMEL HEMPSTEAD, HERTS, HP1 1RJ
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 05 June 2000 and received on 09 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 21 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01064/00/FHA

Date of Decision: 21 December 2000

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: In the interests of the appearance of the development in relation to the dwellinghouse, No 31 Gravel Hill Terrace and the wider street scene.

3. The existing roof tiles to be removed in order to facilitate the development hereby permitted shall be re-used for the parts of the roof shown coloured green on the approved drawings received by the local planning authority on 24 October 2000.

Reason: In the interests of the appearance of the development in relation to the dwellinghouse, No.31 Gravel Hill Terrace and the wider street scene.

4. Notwithstanding the provision of a balustrade around the area shown coloured purple on the approved drawings received by the local planning authority on 24 October 2000, no part of the purple coloured area shall be used as an extension to the balcony roof garden referred to in Condition 5 and this area shall not be used or adapted to form a roof garden, balcony or similar amenity area for sitting or standing at any time.

Reason: In the interests of safeguarding the residential amenity of No.31 Gravel Hill Terrace with regard to privacy and noise.

5. Before any of the balcony area shown coloured brown on the approved drawings received by the local planning authority on 24 October 2000 is first brought into use, all of the balcony screen measuring 2 m in height and 1.4 m in width and shown marked "A" on the approved drawings shall be installed in the position shown on these plans. Thereafter, this screen shall be retained at all times. The balcony screen shall be of wholly solid construction, with no door openings between the balcony platform coloured brown and the non garden area coloured purple and subject to Condition 4.

Reason: To permanently safeguard the residential amenity of No.31 Gravel Hill Terrace.

6. All parts of the balcony screen referred to in Condition 5 shall at all times be fitted with obscure glass in accordance with samples which shall have been submitted to and approved in writing by the local planning authority before the construction of any part of the balcony.

Reason: In the interests of permanently safeguarding the residential amenity of No.31 Gravel Hill Terrace.

7. 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), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of permanently safeguarding the residential amenity of No.31 Gravel Hill Terrace.

8. All of the bottom part half of the en-suite window labelled "B" on the approved drawings and situated at first floor level in the rear elevation of the extension hereby permitted shall be non opening and shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of residential amenity.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49, 54, 59, 89 and 94

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 52, 64, 95 and 100

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA 8 Counters End

Part 5 Environmental Guidelines

Sections 1, 2, 3 and 10

INFORMATIVES:

1. The new internal door of the garage should be wide enough to facilitate disabled access.
2. In the long term interests of safeguarding the health of the Purple Plum Tree in the front garden, this tree should be pruned before any development is commenced at the site.