



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR S YORK  
22 OAKWOOD ROAD  
BRICKET WOOD  
ST ALBANS  
AL2 3PX

Applicant:  
MR C WOODHOUSE  
59 HUNTING GATE  
HEMEL HEMPSTEAD  
HERTS  
HP2 6NY

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01064/98/FHA**

**59 HUNTING GATE, HEMEL HEMPSTEAD, HERTS, HP2 6NY**  
**DETACHED GARAGE**

Your application for full planning permission (householder) dated 18 June 1998 and received on 19 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 August 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01064/98/FHA**

Date of Decision: 26 August 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. The development hereby permitted shall not commence until the new driveway has been constructed in accordance with the details shown on plans 4/1064/98 and the area of new driveway shown unshaded on drawing number 3 of plans 4/1064/98 shall be constructed using the no dig method of construction.**

Reason: To prevent damage to the Oak tree which is covered by a Tree Preservation Order.

**4. Notwithstanding the details shown on plans 4/1064/98 the preserved Oak tree shown on drawing number 3 of plans 4/1064/98 shall be protected during the whole period of site excavation and construction by the erection and retention of cleft chestnut pale fencing in accordance with B S 5837 at the edge of the new drive with the grassed area.**

Reason: In order to ensure that damage does not occur to the tree during building operations.