



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MRS L O A STEPHANOPOULOS  
4 CROSS OAK ROAD,  
BERKHAMSTED,  
HERTS,  
HP4 3EH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01097/98/FHA

**4 CROSS OAK ROAD, BERKHAMSTED, HERTS, HP4 3EH**  
TWO STOREY SIDE EXTENSION TO FORM SELF-CONTAINED RESIDENTIAL  
ANNEXE (RENEWAL)

Your application for full planning permission (householder) dated 19 June 1998 and received on 25 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01097/98/FHA**

Date of Decision: 25 March 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 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 and in the interests of the visual amenities of the Conservation Area.

**3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 9901/2 Rev A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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

**4. The development hereby permitted, together with the remainder of the property of which it shall form a part, shall not be used otherwise than for purposes of a single dwellinghouse and for no other purpose within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: To ensure that the dwelling house is used as a single household at all times.

**5. All new windows and doors shall be constructed in painted timber and thereafter retained in this condition.**

Reason: To ensure a satisfactory appearance to the dwelling and to the Berkhamsted Conservation Area.

**6. The balustrade and escape stairs shall be constructed in black painted metal and thereafter retained in this condition.**

Reason: To ensure a satisfactory appearance to the dwellinghouse and Berkhamsted Conservation Area.