

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



RICHARD BOAST ASSOCIATES  
CHELLS MANOR HOUSE  
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SG2 7AA

MR & MRS R HALL  
15 OAKWOOD  
BERKHAMSTED  
HERTS  
HP4 3NQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01122/00/FHA

15 OAKWOOD, BERKHAMSTED, HERTS, HP4 3NQ  
TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 15 June 2000 and received on 19 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*David Noble*

Development Control Manager

Date of Decision: 01 September 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01122/00/FHA**

Date of Decision: 01 September 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: To ensure a satisfactory appearance to the development.

**3. The window at first floor level in the north - west elevation of the dwelling shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**4. No windows other than those shown on the approved Drawing No. A006 shall be inserted in the building hereby permitted.**

Reason: In the interests of the amenity of adjoining residents.

**5. Prior to any works or development taking place and any equipment, machinery or materials being brought on to the site for the purposes of the development, the area of ground between the rear extension hereby permitted and the south - east flank boundary shall be protected in accordance with BS 5837: 1991 'Guide for Trees in relation to Construction' paragraph 8.3.2. No works or development shall take place, nor shall any equipment, machinery or materials be brought on to the site for the purposes of the development until these protection measures have been inspected and approved by the local planning authority.**

Reason: To maintain the health and satisfactory appearance of the tree and in the interests of the amenities of the area.

**NOTE:**

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

**Hertfordshire Structure Plan Review 1991 - 2011**  
Policies 1 and 6

**Dacorum Borough Local Plan**  
**Part 3 General Proposals**  
Policies 1, 7, 8, 9, 10, 54, 94  
**Part 5 Environmental Guidelines**  
Sections 2, 6, 7 and 10

**Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**  
**Part 3 General Proposals**  
Policies 1, 7, 8, 9, 10, 11, 59, 100  
**Part 4 Area Proposals**  
Development in Residential Areas - Character Area BCA 12 Shootersway  
**Part 5 Environmental Guidelines**  
Sections 2, 6, 7, 10