

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1167/96

Mr R Metcalfe
30 Manorville Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

30 Manorville Road, Hemel Hempstead, Herts

TWO STOREY (GROUND AND LOWER GROUND) REAR EXTENSION WITH BALCONY

Your application for *full planning permission (householder)* dated 14.09.1996 and received on 16.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 11.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1167/96

Date of Decision: 11.11.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of the bricks and timber ship-lap to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. In the event of the removal of the existing screen to the balcony serving no. 28 Manorville Road, as shown by the yellow line on Drawing No. 30-MAN-1, a screen shall be affixed to the balcony hereby permitted in accordance with a scheme which shall be submitted to and approved by the local planning authority relating to the size of the balcony coloured orange on Drawing No. 30-MAN-1.

Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

4. Notwithstanding Condition 3 and the details shown on Drawing No. 30-MAN-1 this permission does not relate to the detailed design of the balcony.

Reason: For the avoidance of doubt, as the details shown do not accord with Building Regulations.

5. In the event of the removal of trees located to each side of the common boundary as coloured green on Drawing No. 30-MAN-1 between nos 28 and 30 Manorville Road, the screen subject to Condition 3 of this permission shall be provided.

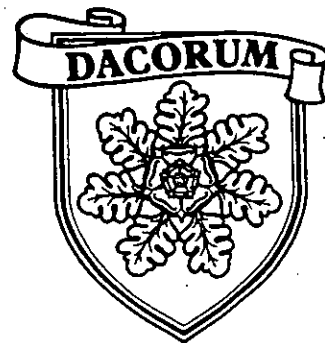
Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

6. The screen subject to Conditions 3 and 5 shall be provided within 28 days of approval by the local planning authority and shall thereafter be retained permanently in accordance with the approved details.

Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

7. The development hereby permitted, together with the remainder of the property of which it shall form a part shall be used only for domestic purposes as a single family dwellinghouse.

Reason: For the avoidance of doubt.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1167/96

Mr R Metcalfe
30 Manorville Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

30 Manorville Road, Hemel Hempstead, Herts

TWO STOREY (GROUND AND LOWER GROUND) REAR EXTENSION WITH BALCONY

Your application for *full planning permission (householder)* dated 14.09.1996 and received on 16.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 11.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1167/96

Date of Decision: 11.11.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of the bricks and timber ship-lap to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. In the event of the removal of the existing screen to the balcony serving no. 28 Manorville Road, as shown by the yellow line on Drawing No. 30-MAN-1, a screen shall be affixed to the balcony hereby permitted in accordance with a scheme which shall be submitted to and approved by the local planning authority relating to the size of the balcony coloured orange on Drawing No. 30-MAN-1.

Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

4. Notwithstanding Condition 3 and the details shown on Drawing No. 30-MAN-1 this permission does not relate to the detailed design of the balcony.

Reason: For the avoidance of doubt, as the details shown do not accord with Building Regulations.

5. In the event of the removal of trees located to each side of the common boundary as coloured green on Drawing No. 30-MAN-1 between nos 28 and 30 Manorville Road, the screen subject to Condition 3 of this permission shall be provided.

Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

6. The screen subject to Conditions 3 and 5 shall be provided within 28 days of approval by the local planning authority and shall thereafter be retained permanently in accordance with the approved details.

Reason: In the interests of permanently safeguarding the residential amenity of nos 28 and 30 Manorville Road.

7. The development hereby permitted, together with the remainder of the property of which it shall form a part shall be used only for domestic purposes as a single family dwellinghouse.

Reason: For the avoidance of doubt.