



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR D CLARKE  
47 GRAVEL LANE  
BOXMOOR  
HEMEL HEMPSTEAD  
HERTS  
HP1 1SA

MR M LUTT  
1 ASHTREE WAY  
HEMEL HEMPSTEAD  
HERTS  
HP1 1QS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01178/99/FHA

1 ASHTREE WAY, HEMEL HEMPSTEAD, HERTS, HP1 1QS  
TWO STOREY AND SINGLE STOREY EXTENSIONS

Your application for full planning permission (householder) dated 23 June 1999 and received on 28 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 19 August 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01178/99/FHA**

Date of Decision: 19 August 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 bricks and tiles to be used for the parts of the extensions shown by Drawing No.98109/1A shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in relation to the dwellinghouse and the street scene.

**3. The parts of the two storey side extension shown by green hatching on Drawing Nos.98109/1A and No.98109/YA shall be rendered and painted to match the finish of the existing rendering of the front elevation of the dwellinghouse.**

Reason: In the interests of the appearance of the dwellinghouse and the street scene.

**4. 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) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation and there shall be no alterations to any part of the garage unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of highway safety and the appearance of the development within the street scene.

**5. The trees shown for retention on the approved Drawing No. 98109/YA shall be protected during the whole period of site excavation and construction in accordance with a scheme submitted to and approved in writing by the local planning authority. The trees labelled by Drawing No.98109/YA for pruning and removal respectively shall be carried out before the commencement of the development hereby permitted unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the appearance of the street scene and for the avoidance of doubt.