



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

JEFFREY POWELL ASSOCIATES
74A BICESTER ROAD
AYLESBURY
BUCKS
HP19 3AL

Applicant:

COURTNEY DEVELOPMENTS LTD
18 ASTLEY ROAD
HEMEL HEMPSTEAD
HERTS
HP1 1HU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01188/97/FUL

ADJ. 47, PARK ROAD, HEMEL HEMPSTEAD, HERTS
DETACHED DWELLING WITH INTEGRAL GARAGE

Your application for full planning permission dated 22 July 1997 and received on 25 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 3 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01188/97/FUL

Date of Decision: 3 October 1997

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 development hereby permitted shall be constructed in Baggeridge Harvest Buff Multi bricks and Redland Norfolk Pantiles (Breckland Brown) or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 4/1188/97, 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. All windows in the first floor side elevations of the dwelling hereby permitted shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity

5. There shall be no further windows or openings inserted within the dwellinghouse hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions, alterations or additions to the dwelling hereby permitted without the express written approval of the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off street vehicle parking, and in order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. Notwithstanding the details shown on Drawing No. 1997/384/1 Rev A, this permission does not extend to the approval of the raised patio area.

Reason: The form and height of the raised patio will result in overlooking of the adjoining residential properties.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER