



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

HUNT ASSOCIATES
121 HIGH STREET
BERKHAMSTED
HERTS
HP4 2DJ

Applicant:
MR A BALDWIN
40 TILE KILN CRESCENT
HEMEL HEMPSTEAD
HERTS
HP3 8NT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01280/98/FHA

**40 TILE KILN CRESCENT, HEMEL HEMPSTEAD, HERTS, HP3 8NT
SINGLE GARAGE EXTENSION**

Your application for full planning permission (householder) dated 19 July 1998 and received on 21 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01280/98/FHA

Date of Decision: 11 September 1998

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 garage.

Reason: In the interests of the appearance of the development within the locality.

3. A trellis shall be attached to the south east flank wall of the extension hereby permitted and the part of the existing flank wall of the existing rear extension subject to planning permission 4/0815/92. The trellis shall be planted with climbing plants in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority. The approved planting scheme shall be carried out in the first planting scheme following the first use of the extension hereby permitted.

Reason: In the interests of the appearance of the development within the locality.

4. If within a period of five years from the date of the planting of any of the climbing plants subject to condition 3, or any replacement planting for them, any of those plants are removed, uprooted or destroyed or die (or become, in the opinion of the local planning authority, seriously damaged or defective), climbing planting of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the appearance of the development within the locality.

5. 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 unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to ensure that there is adequate parking and turning facilities within the residential curtilage.

6. A close boarded fence shall be provided at all times between Points A and B shown on Drawing No.1258/10.

Reason: In the interests of the appearance of the the locality.