



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR J CALDERARA  
BALLINGDON COTTAGE  
GADDESSEN ROW  
HEMEL HEMPSTEAD  
HERTS  
HP2 6HX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01286/98/LBC

BALLINGDON COTTAGE, GADDESSEN ROW, HEMEL HEMPSTEAD, HERTS,  
HP2 6HX  
DEMOLITION OF SINGLE STOREY REAR EXTENSION AND ERECTION OF TWO  
STOREY REAR EXTENSION, INTERNAL ALTERATIONS (REVISED SCHEME)

Your application for listed building consent dated 20 July 1998 and received on 22 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 December 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01286/98/LBC**

Date of Decision: 17 December 1998

**1. The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

**2. No work shall be started on the extension until samples of all the external materials to be used shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To safeguard the character and appearance of the listed building.

**3. All new windows shall be single glazed and constructed in slow-grown softwood and painted in a colour to be approved by the local planning authority.**

Reason: In the interests of preserving the character and appearance of the listed building.

**4. All new timber framing shall be in green oak.**

Reason: In the interests of preserving the character and appearance of the listed building.

**5. Details of the external door shall be submitted to and approved by the local planning authority prior to its insertion.**

Reason: In the interests of preserving the character and appearance of the listed building.

**6. All timber repairs and new framing shall be constructed using traditional timber joints. No flitch or steel reinforcement plates shall be used unless previously agreed in writing by the local planning authority.**

Reason: In the interests of preserving the character and appearance of the listed building.

**7. Details of the new doorway on the first floor shall be submitted to and approved by the local planning authority prior to its installation.**

Reason: In the interests of preserving the character and appearance of the listed building.

**8. Before any works are carried out, a sample panel of the proposed infill panels shall be made and approved by the local planning authority; the works shall be carried out in accordance with the approved panel.**

Reason: In the interests of preserving the character and appearance of the listed building.

**9. The "imported" door frame to the kitchen shall be discreetly dated and its origin marked.**

Reason: To record the fact that this door did not originate from this property.

**10. Details of the newel post, spindles and handrail for the new staircase shall be submitted to and approved by the local planning authority prior to their installation.**

Reason: In the interests of preserving the character and appearance of the listed building.

**11. Details of any changes in the floor levels on the ground floor shall be submitted to and approved in writing by the local planning authority prior to any such works being undertaken.**

Reason: In the interests of preserving the character and appearance of the listed building.