



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR B F CAUSER  
WAYSIDE  
ST. AGNELLS LANE  
HEMEL HEMPSTEAD  
HERTFORDSHIRE  
HP2 7HJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01305/98/FHA

WAYSIDE, ST. AGNELLS LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2  
7HJ  
TWO STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 22 July 1998 and received on 23 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 07 September 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01305/98/FHA**

Date of Decision: 07 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 be carried out fully in accordance with the details received by the local planning authority on 12 August 1998. All the bricks and tiles shall match in size, colour and texture those used on the existing dwellinghouse.**

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

**3. The extension hereby permitted shall not be occupied until area between the front of the garage and the back edge of the public footpath has been laid out within the site for the parking of 2 cars in accordance with Drawing No. BFC/02 A and thereafter this area shall not be used for any purpose other than the parking of vehicles.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highway safety.

**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 extended dwellinghouse and it shall not be converted or adapted to form living accommodation; the garage shall be served by an 'up and over' door at all times.**

Reason: To ensure that the extended dwellinghouse is served by adequate off street parking and in the interests of highway safety.

**5. The garage and parking area subject to conditions 3 and 4 shall not be brought into use until the section of the existing boundary fence between points 'A' and 'B' shown on Drawing No. BFC/02 A has been reduced in height to 0.6 m for a distance of 2 metres; the fence shall be retained at this height at all times.**

Reason: In the interests of highways safety.

**6. The window labelled 'C' on Drawing Nos. BFC/09 A and BFC/04 A shall be fitted with obscure glass at all times in accordance with a type/ sample which shall be submitted to and approved in writing by the local planning authority.**

Reason: To safeguard the privacy of No.5 St Agnells Cottages.

**7. The window subject to condition 6 shall be of a fixed type with the exception of the top hung section shown hatched red on Drawing No. BFC/09 A.**

Reason: To safeguard the privacy of No.5 St Agnells Cottages.

**8. A 1.8 m high close boarded fence (as measured from the existing ground levels on the boundary) shall be erected along the section of common boundary between points 'X' and 'Y' shown on Drawing No. BFC/02 A before the extension is first brought into use and thereafter this fence shall be retained at all times.**

Reason: To safeguard the privacy of No.5 St Agnells Cottages.