

Dacorum Borough Council Planning Department

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4 PAMELA AVENUE
HEMEL HEMPSTEAD
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HP3 9NT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01372/00/FHA

**4 PAMELA AVENUE, HEMEL HEMPSTEAD, HERTS, HP3 9NT
TWO STOREY SIDE EXTENSION**

Your application for full planning permission (householder) dated 25 July 2000 and received on 27 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 29 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01372/00/FHA

Date of Decision: 29 September 2000

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 building.

Reason: In the interests of the appearance of the extension in relation to the dwellinghouse and the street scene.

3. The existing roof tiles to be removed in order to facilitate the development hereby permitted shall be re-used where feasible for the front roof slope of the two storey extension coloured yellow on the approved drawings received by the local planning authority on 27 July 2000.-

Reason: In the interests of the appearance of the extension in relation to the dwellinghouse and the street scene.

4. The first floor flank wall window serving the dressing room and shown coloured brown on the approved drawings shall be fitted at all times with obscure glass in accordance with a sample which shall have been submitted to and approved in writing by the local planning authority. Only the top part of this window shall be opening.

Reason: In order permanently to safeguard the privacy of No.5 Pamela Avenue.

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), no windows, or other openings other than those expressly authorised by this permission shall be constructed within the extended dwellinghouse unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy of No.5 Pamela Avenue and the appearance of the extended dwellinghouse within the street scene.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 6, 22 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49, 57 and 59

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 52, 55, 59, 64, 95 and 100

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA18 Belswains

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

INFORMATIVES:

1. Please note that a separate planning permission will be required for the works to the bank adjoining the south eastern boundary of the residential curtilage of No. 4 Pamela Avenue, including any excavation or alteration in levels. You should seek engineering advice on the effects of any such works on the existing vegetation and on the future stability of the bank and adjoining land.

2. In the interests of Crime Prevention, you are recommended to install a side gate between the extension and the side boundary.