

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HET (ST ALBANS) LTD
44 LONDON ROAD
ST ALBANS
HERTS
AL1 1NG

MR & MRS CUTBILL
17 BOURNE END LANE
HEMEL HEMPSTEAD
HERTS
HP1 2RL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01423/00/FHA

17 BOURNE END LANE, HEMEL HEMPSTEAD, HERTS, HP1 2RL
TWO STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 03 August 2000 and received on 04 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 28 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01423/00/FHA

Date of Decision: 28 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 existing roof tiles which are to be removed in order to facilitate the development hereby permitted shall be re-used where feasible for the roof of the extension. The remainder of the roof shall be finished with roof tiles in accordance with details or samples which shall have been submitted to and approved in writing by the local planning authority before any work begins on site.

Reason: In the interests of the appearance of the development in relation to the dwellinghouse, the adjoining dwellinghouses and the wider area.

3. The walls of the extension shall be rendered and painted white or cream.

Reason: In the interests of the appearance of the development in relation to the dwellinghouse, the adjoining dwellinghouses and the wider area.

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

Reason: In the interests of safeguarding the residential amenity of No.15 Bourne End Lane.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 5, 6 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 10, 20, 49, 54 and 92

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11, 23, 52, 59, 95 and 98

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

INFORMATIVE:

It is recommended that before any development commences at the site appropriate advice is sought in relation to the implications of the closeness of the extension to the existing well.