

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR K M CULL
9 KILNCROFT
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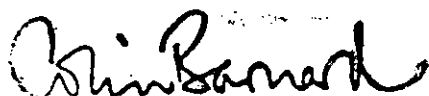
MR K BLANC
2 CUTTSFIELD TERRACE
HEMEL HEMPSTEAD
HERTS
HP1 2AW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01425/99/FHA

**2 CUTTSFIELD TERRACE, HEMEL HEMPSTEAD, HERTS, HP1 2AW
TWO STOREY SIDE EXTENSION AND CONSERVATORY**

Your application for full planning permission (householder) dated 09 August 1999 and received on 10 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 05 October 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01425/99/FHA

Date of Decision: 05 October 1999

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. With the exception of the feature brickwork shown on Drawing No. 346.03 and subject to Condition 3, 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 extended dwellinghouse in the street scene.

3. No development shall take place until samples of the materials to be used for the feature brickwork shown on Drawing No. 346.03 shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4. The existing hedge shown hatched green on Drawing No. 346.03 shall be retained unless otherwise agreed in writing by the local planning authority. Any part of the hedge which dies within a period of five years from the completion of the development shall be replaced with another of the same species or an alternative agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the street scene.

5. The landscaped area shown cross hatched green on Drawing No.346.02 A shall at no time be used for the parking of vehicles, and within 3 months of the date of this planning permission details of the planting and proposed times of planting shall be submitted to the local planning authority. The approved planting scheme shall be carried out in accordance with those details and at those times.

Reason: In the interests of safeguarding the residential amenity of No.24 Long Chaulden.

6. If within a period of five years from the date of the completion of the development any tree or shrub (whether original or replacement planting) is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or shrub 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 safeguarding the residential amenity of No.24 Long Chaulden and for the avoidance of doubt.

7. The development hereby permitted shall not be brought into use until the arrangements for vehicle parking shown on Drawing No. 346.02 A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.2 Cuttsfield Terrace.

Reason: For the avoidance of doubt.

9. 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), there shall be no alterations or additions to the flank wall of the extension.

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

10. The existing boundary fence labelled "A-B" on Drawing No. 346 .02 A shall be retained at all times unless an alternative boundary treatment shall have been agreed in writing by the local planning authority.

Reason: To safeguard the the privacy of No. 24 Long Chaulden.