

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR K M CULL
9 KILNCROFT
HEMEL HEMPSTEAD
HERTS

MR & MRS McKENZIE
64 CROUCHFIELD
HEMEL HEMPSTEAD
HERTS
HP1 1PD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01426/00/FHA

64 CROUCHFIELD, HEMEL HEMPSTEAD, HERTS, HP1 1PD
GARAGE CONVERSION TO LIVING ACCOMMODATION AND FIRST FLOOR
SIDE EXTENSION

Your application for full planning permission (householder) dated 05 August 2000 and received on 07 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David 26/10/00

Development Control Manager

Date of Decision: 16 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01426/00/FHA

Date of Decision: 16 October 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 bricks and roof tiles 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, and the new fascia shall be dark stained timber at all times.

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

3. 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 front and side roof slopes of the two storey extension shown coloured yellow on Drawing Nos. 361.02 and 361.01.

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

4. The existing bricks which are to be removed in order to facilitate the construction of the development hereby permitted shall be re-used where feasible for the front elevation of the first floor extension shown coloured brown on Drawing Nos. 361.02 and 361.01.

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

5. The flank wall of the first floor extension hereby permitted shall be subject to additional detailing which shall be carried out in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority before any development is carried out.

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

6. 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, dormer windows, doors 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 privacy of No.62 Crouchfield.

7. The window to the shower room at first floor level in the rear elevation of the extension hereby permitted shall be permanently fitted with obscure glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of residential amenity.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 6, 25 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 49, 51 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, 8, 9, 10, 11, 52, 55, 59 and 64

Part 4 Area Proposals

Deevelopment in Residential Areas - Character Area HCA 10 Hammerfield

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 10

INFORMATIVE:

In order to facilitate disabled access to the extended dwellinghouse it will be necessary to modify the front entrance.