

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01465/00/FHA

4 AUTUMN GLADES, HEMEL HEMPSTEAD, HERTS, HP3 8UB
FIRST FLOOR EXTENSION

Your application for full planning permission (householder) dated 09 August 2000 and received on 14 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 21 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01465/00/FHA

Date of Decision: 21 November 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: To ensure a satisfactory appearance to the development.

3. 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.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

4. The windows serving the en-suite bathroom and Bedroom 1 in the first floor of the south elevation of the extension hereby permitted shall be permanently fitted with obscured glazing unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

5. The new window at first floor level in the eastern elevation shall be permanently fitted with obscured glazing unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

6. The development hereby permitted shall not be occupied until samples of the obscure glazing to be used shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9 and 10

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10 and 11

Part 4 Area Proposals

Development in residential areas - Character Area HCA27 Leverstock Green Central

Part 5 Environmental Guidelines

Section 10