



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

M A P LAIGHT  
LILLIPUT  
DOCTORS COMMONS ROAD  
BERKHAMSTED  
HERTS

Applicant:

MR & MRS SPEER  
24 LANGLEY AVENUE  
HEMEL HEMPSTEAD  
HERTS  
HP3 9NS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01525/98/FHA

**24 LANGLEY AVENUE, HEMEL HEMPSTEAD, HERTS, HP3 9NS**  
TWO STOREY SIDE EXTENSION, NEW PARKING AREA AND EXTENSION TO  
EXISTING CROSSOVER

Your application for full planning permission (householder) dated 27 August 1998 and received on 01 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 October 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01525/98/FHA**

Date of Decision: 23 October 1998

**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 roof tiles to be used for 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. The walls of the extensions hereby permitted shall be rendered and painted to match the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**4. The extensions hereby permitted shall not brought into use until the arrangements for vehicle parking and the widened access shown on Drawing No. DBC/98/3/3 (entitled Proposed Car Parking Plan 1:100) shall have been provided, and the two parking spaces 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.

**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 flank walls or roofs of the extensions hereby permitted unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of permanently safeguarding the privacy/residential amenities of the occupants of Nos. 26 and 22 Langley Avenue.

**6. The window serving the bathroom in the front elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of residential amenity.

**7. The roof area of the existing single storey rear extension shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of No.22 Langley Avenue.

**8. There shall be no more than 3 bedrooms provided at the dwellinghouse, unless otherwise agreed in writing by the local planning authority.**

Reason: To enable the local planning authority to assess the parking and highway implications of additional bedrooms.