



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR & MRS WELCH
101 LEVERSTOCK GREEN ROAD
HEMEL HEMPSTEAD
HERTS
HP3 8PR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01580/98/FHA

101 LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HERTS, HP3 8PR
SINGLE STOREY REAR EXTENSION

Your application for full planning permission (householder) dated 09 August 1998 and received on 09 September 1998 has been **GRANTED**, subject to any conditions set out overleaf:

Director of Planning

Date of Decision: 11 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01580/98/FHA

Date of Decision: 11 November 1998

1. A wooden trellis fence shall be attached to the section of the of the south east flank wall of the extension hereby permitted at the point where it is joined to the existing south east flank wall, shown hatched yellow on Drawing No. 1099/98/1 Rev. B. The trellis shall be installed within 28 days of the date of approval of the details required by Condition 2 below and, once installed, it shall thereafter be permanently retained.

Reason: In the interests of permanently safeguarding the residential amenity of No.103 Leverstock Green Road.

2. Full details of the design of the trellis fence referred to in Condition 1 above shall be submitted for the approval of the local planning authority within 28 days of the date of this planning permission. These details shall include scaled drawings of the fence, its relationship with Drawing No.1099/98/1 Rev.B and any manufacturer's details.

Reason: In the interests of safeguarding the residential amenity of No.103 Leverstock Green Road.

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 development falling within the following Classes in Schedule 2 of the Order shall be carried out without the prior written approval of the local planning authority:

Part 1

Development within Class A consisting of alterations or additions to the south east flank wall of the existing building and of the extension hereby permitted;

Part 2

Development within Class A.

Reason: To enable the local planning authority to retain control over further development within the residential curtilage of the dwellinghouse, in the interests of safeguarding the residential amenity of Nos. 99 and 103 Leverstock Green Road.

4. The roof area of the extension hereby permitted and that subject to planning permission 4/0962/98FHA 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 the residential amenities of Nos 99 and 103 Leverstock Green Road.

5. The extension hereby permitted shall not be used as an additional bedroom.

Reason: The provision of a further bedroom will require additional off street parking.

6. Notwithstanding the details shown on Drawing No. 1099/98/1 Revision B, this planning permission relates only to the single storey rear extension hatched cross hatched red.

Reason: Planning permission has previously been granted for other extensions.