

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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AUBREY TECHNICAL SERVICES
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HEMEL HEMPSTEAD
HERTS
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01618/99/FHA

12 CONNAUGHT CLOSE, HEMEL HEMPSTEAD, HERTS, HP2 7AB
TWO STOREY SIDE EXTENSION AND PROVISION OF MONO-PITCH ROOF

Your application for full planning permission (householder) dated 10 September 1999 and received on 17 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 11 November 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01618/99/FHA

Date of Decision: 11 November 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 rendered parts of the walls of the extensions hereby permitted, the walls of the extensions shall be constructed of brickwork to match both in colour and texture the brickwork of the existing dwellinghouse.

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

3. The existing roof tiles to be removed to facilitate the construction of the side extension hereby permitted shall be re-used where possible for the front elevations of the extensions hereby permitted. On other parts of the development the roof tiles shall match in colour, texture and size those of the existing dwellinghouse.

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

4. With the exception of the trees labelled A, B and C on Drawing No. 209/2 A and notwithstanding the other details specified on this drawing, no other vegetation within the area coloured brown on the Location Plan shall be removed or pruned except in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority.

Reason: The existing boundary vegetation makes a valuable contribution to the appearance of the cul-de-sac. The loss or excessive pruning of the boundary vegetation would be detrimental to the street scene.

5. The first floor flank wall window shown hatched red on Drawing No. 209/2A shall be fitted with obscure glass at all times

Reason: In the interests of safeguarding the privacy of the dwellinghouses located opposite the application site.

6. Within 3 months of the first occupation of the extension the existing 1800 mm high boundary fence shall be extended as shown on Drawing No. 209/2A.

Reason: In the interests of the street scene.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**