

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



PETER LARDI  
12 SILVERTHORN DRIVE  
HEMEL HEMPSTEAD  
HERTS

MR AND MRS BERRY  
3 BLUEBELL CLOSE  
HEMEL HEMPSTEAD  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01663/00/FHA

3 BLUEBELL CLOSE, HEMEL HEMPSTEAD, HERTS, HP1 2DH  
TWO STOREY FRONT EXTENSION

Your application for full planning permission (householder) dated 15 September 2000 and received on 18 September 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 22 January 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/01663/00/FHA**

Date of Decision: 22 January 2001

**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 extension hereby permitted shall be constructed in the materials specified on the approved Drawing No. 3 dated 4 December 2000.**

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

**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 other than those expressly authorised by this permission shall be constructed either in the existing dwelling or the extension unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the privacy of No.2 Bluebell Close.

**4. All of the windows at first floor level in the southern elevation of the extension hereby permitted shall be permanently fitted with obscured glass in accordance with the details specified on Drawing No. 3 dated 4 December 2000, unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of safeguarding the privacy of No.2 Bluebell Close.

**5. Notwithstanding the details shown on the Block Plan (Scale 1:100), this planning permission does not extend to the front bay window of the extension shown coloured black.**

Reason: In the interests of the appearance of the development within the street scene, for the avoidance of doubt, and to accord with the details shown on Drawing No. 3 dated 4 December 2000.

**6. No hardsurfacing shall be laid in the area shown coloured yellow on the approved Location Plan (Scale 1:1250).**

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

**NOTE:**

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

**Hertfordshire Structure Plan Review 1991-2011**

Policies 1, 2, 29 and 48

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 54, 59 and 74

**Part 5 Environmental Guidelines**

Sections 1, 7, 3, 6 and 10

**Dacorum Borough Local Plan 1991-2011 Deposit Draft**

**Part 3 General Proposals**

Policies 1, 7, 9, 10, 11, 50, 52, 54, 64 and 80

**Part 4 Area Proposals**

Development in Residential Areas - Character Area HCA1 Chaulden

**Part 5 Environmental Guidelines**

Sections 1, 2, 3, 6 and 10

**INFORMATIVES:**

1. Crime Prevention - You may wish to seek advice is sought from Andy Reynolds (local Crime Prevention Officer) (01442 271073) concerning the suitability of the installation of ground floor flank wall windows in the south elevation of the existing building and the extension facing the amenity green and public footpath.
2. Disabled Access - The provision of a level threshold to the existing front door would assist disabled access to the extended dwellinghouse.