



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR G J SCOTT
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

Applicant:
MR & MRS J JOLIN
32 HUNTING GATE
HEMEL HEMPSTEAD
HERTS,
HP2 6NX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01667/97/FUL

32 HUNTING GATE, HEMEL HEMPSTEAD, HERTS, HP2 6NX
TWO STOREY REAR AND SIDE EXTENSIONS

Your application for full planning permission dated 23 October 1997 and received on 27 October 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 December 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01667/97/FUL

Date of Decision: 24 December 1997

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 dwellinghouse.

Reason: In the interests of the appearance of the development within the locality.

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) there shall be no alterations or additions to the extended dwellinghouse unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of No.31 Hunting Gate and the appearance of the extended dwellinghouse within the locality.

4. The cill levels of the high level windows of the 'left hand flank' wall of the extension hereby permitted shall be 1.6m above first floor finished floor level and both windows shall be permanently fitted with obscure glass.

Reason: To safeguard the residential amenity of No.31 Hunting Gate.

5. No development shall take place until details of additional planting on the western boundary of the site shall have been submitted to and approved in writing by the local planning authority; and the approved planting shall be carried out in the first planting season following the first occupation of the extension hereby permitted. and for the purposes of this condition a planting season begins on 1 October and ends on 31 March in the following calendar year.

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

6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER