



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BUCKLEY GRAY
91A RIVINGTON STREET
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Applicant:

JEBCORP TRADING
8-10 HOMESDALE ROAD
BROMLEY
KENT
BR2 9LZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01676/97/FUL

**249 HIGH STREET, BERKHAMSTED, HERTS, HP4 1AB
SINGLE STOREY REAR EXTENSION AND ALTERATIONS**

Your application for full planning permission dated 28 October 1997 and received on 10 November 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 January 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01676/97/FUL

Date of Decision: 26 January 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 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 building.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The roof light hereby permitted shall be non openable and thereafter shall be permanently retained in this condition.

Reason: In the interests of the amenities of the adjacent residential properties. Conservation Area.

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the express grant of planning permission by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent properties .

5. The windows at ground floor level in the side elevation of the existing building and in the extension hereby permitted shall be non opening and shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the amenity of adjoining residents.

6. The new windows and roof light hereby permitted shall be constructed from timber which shall receive a painted finish.

Reason: In the interests of the visual amenity of the Conservation Area.

7. No plant, including any part of the ventilation, filtration or extraction system, shall be located on the roof other than within the brick enclosure shown on the approved plans.

Reason: In the interests of visual amenity of the Conservation Area and the amenities of the adjacent residential properties

8. The flue shall be a maximum height of 2.25 m as measured from the level of the main roof of the rear extension (0.8 m above the height of the brick enclosure), and before the restaurant is brought into use the flue shall be painted (and thereafter retained) in a colour which shall first have been agreed in writing by the local planning authority.

Reason: In the interests of the visual amenity of the Conservation Area and the amenities of the adjacent residential properties.

9. This permission relates to the erection of the single storey rear extension and the insertion of a new window in the flank wall of the existing building and to no other external works shown on the approved plans.

Reason: For the avoidance of doubt.