



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

PRESTIGE ENTERPRISES  
3 MARLOWES COURT  
67 MARLOWES  
HEMEL HEMSPTEAD  
HERTS  
HP1 1LE

MR & MRS G REYNOLDS  
80 TILE KILN LANE  
HEMEL HEMPSTEAD  
HERTS  
HP3 8NW

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01908/98/FHA**

**80 TILE KILN LANE, HEMEL HEMPSTEAD, HERTS, HP3 8NW**  
**TWO STOREY FRONT AND SECOND STOREY REAR EXTENSIONS**

Your application for full planning permission (householder) dated 30 October 1998 and received on 05 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 18 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01908/98/FHA**

Date of Decision: 18 March 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. No development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development. Details shall include specific treatment for the north west flank wall of the front extension.**

Reason: In the interests of the appearance of the development within the street scene and in the interests of safeguarding the residential amenity of No.3 Kendale.

**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 or other openings other than those expressly authorised by this permission shall be constructed within the the original south west flank wall of the dwellinghouse, the south west flank wall of the existing single storey rear extension and the south west flank wall and roof of the first floor rear extension hereby permitted, unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the privacy of Nos.1 and 3 Kendale.

**4. 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), unless otherwise agreed in writing by the local planning authority, the existing garage shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: In the interests of ensuring that the extended dwellinghouse is provided with adequate off street parking and in the interests of highway safety.

**5. Unless otherwise agreed in writing by the local planning authority, there shall be no more than 4 bedrooms provided within extended dwellinghouse and the area coloured yellow on Plan No.4/1908/98 (Scale 1:1250) shall be kept available at all times for the parking of vehicles associated with the residential use of the property.**

Reason: To ensure that there is adequate off street parking to serve the extended dwellinghouse and in the interests of highway safety.

6. Notwithstanding the note specified on Plan No. 4/1908/98FHA (Sheet 2-3), the column labelled A shall be constructed of brick.

Reason: In the interests of the appearance of the development within the street scene, to accord with the letter received by the Agent on 15 January 1999 and for the avoidance of doubt.

**INFORMATIVE:**

It will be necessary to ensure that the ground conditions are fully checked. It is understood that there will be a need to use pile foundations.