

**Dacorum Borough Council
Planning Department**

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MISS A WALSH
4A STATION ROAD
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01966/00/FHA

4A STATION ROAD, BERKHAMSTED, HERTS, HP4 2EY
SINGLE AND TWO STOREY REAR EXTENSION INCORPORATING BALCONY

Your application for full planning permission (householder) dated 30 October 2000 and received on 01 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Dave Roberts

Development Control Manager

Date of Decision: 05 March 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01966/00/FHA

Date of Decision: 05 March 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 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. No development shall take place until detailed drawings (at a scale of 1:2) of the railings (indicating the materials to be used) shall have been submitted to and approved in writing by the local planning authority. The approved materials and design shall be used in the implementation of the development.

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

4. No development shall take place until detailed drawings (at a scale of 1:2) of the ground floor door (with a division in the glazing panel) and the first floor sash window (with an additional vertical glazing bar) shall have been submitted to and approved in writing by the local planning authority. The approved designs and materials shall be used in the implementation of the development.

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

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 107, 108 and 110

Part 5 Environmental Guidelines

Sections 1, 2, 3, 10 and 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 112, 114 and 116

Part 4 Area Proposals

Berkhamsted Conservation Area Character Appraisal

Part 5 Environmental Guidelines

Sections 1, 2, 3, 10 and 13