

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



T AUGER
25 ORCHARD AVENUE
BERKHAMSTED
HERTS
HP4 3LG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01996/00/FHA

**25 ORCHARD AVENUE, BERKHAMSTED, HERTS, HP4 3LG
SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION**

Your application for full planning permission (householder) dated 20 October 2000 and received on 06 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink that reads 'Daniel Noble'.

Development Control Manager

Date of Decision: 10 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01996/00/FHA

Date of Decision: 10 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 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: To ensure a satisfactory appearance to the development.

3. The windows at first floor level in the south western elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), the garage and parking spaces hereby permitted shall be kept permanently available for the parking of motor vehicles and the garage shall not be converted or adapted to form living accommodation.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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 and 54
Part 5 Environmental Guidelines
Section 10

Dacorum Borough Local Plan 1991-2011 Deposit Draft
Part 3 General Proposals
Policies 1, 7, 9, 10 and 59
Part 5 Environmental Guidelines
Section 10

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER