

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



S CLARK
4 NETTLECROFT
BOXMOOR
HEMEL HEMPSTEAD
HERTS
HP1 1PQ

MR IZZARD
11 NETTLECROFT
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HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02060/99/FHA

11 NETTLECROFT, HEMEL HEMPSTEAD, HERTS, HP1 1PQ
TWO-STOREY SIDE EXTENSION

Your application for full planning permission (householder) dated 28 November 1999 and received on 01 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'John Bennett'.

Director of Planning

Date of Decision: 27 January 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02060/99/FHA

Date of Decision: 27 January 2000

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 existing roof tiles which are to be removed in order to facilitate the development hereby permitted shall be re-used where feasible for the front and side elevations of the modified roof as shown hatched red on Drawing No.1 dated 5 April 1999.

Reason: In the interests of the appearance of the dwellinghouse, in relation to No.12 Nettlecroft and the wider street scene.

3. Subject to the requirements of Condition 2, the roof tiles to be used in the construction of the development hereby permitted shall match in size, colour and texture those on the original roof.

Reason: In the interests of the appearance of the dwellinghouse, in relation to No.12 Nettlecroft and the wider street scene.

4. With the exception of the diamond brickwork in the flank wall of the two storey side extension and the circular brickwork above the garage, the bricks to be used for the external walls of the development hereby permitted shall match in colour and texture those used on the original dwellinghouse. Details of the bricks to be used for the diamond and circular sections of the development shall be submitted to and approved in writing by the local planning authority before any work is carried out on site, and the development shall be completed in accordance with the approved details.

Reason: In the interests of the appearance of the dwellinghouse, in relation to No.12 Nettlecroft and the wider street scene.

5. The two storey side extension hereby permitted shall not be brought into use until the parking areas and garage shown hatched blue on the Site Plan shall have been provided; thereafter, the parking areas and garage shall not be used otherwise than for the parking of vehicles. The garage shall incorporate an "up and over" door.

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

6. 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 alterations, windows, doors or other openings other than those expressly authorised by this permission shall be constructed unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the privacy of No.12 Nettlecroft and to ensure that the garage is retained for curtilage parking.

7. The bathroom window to be installed within the flank wall of the two storey side extension shall at all times be fitted with obscure glazing. Only the top section shown hatched brown on Drawing No. 1 dated 5 April 1999 shall be openable.

Reason: In the interests of safeguarding the privacy and residential amenity of No.12 Nettlecroft.

8. The front boundary hedge shown hatched green on Drawing No. 1 dated 5 April 1999 shall be retained unless otherwise agreed in writing by the local planning authority, and the 1600 mm boundary close boarded fence and associated 600 mm trellis fence shown on the Site Plan and Drawing No. 1 shall both be provided before the two storey extension hereby permitted is first brought into use. Thereafter, the fence shall be retained at all times fully in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual and residential amenity.