



PLANNING

Civic Centre Marlowes
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MR D CLARKE
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BOXMOOR
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MR S PHILLIPS
70 RITCROFT STREET
HEMEL HEMPSTEAD
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HP3 8PF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02168/98/FHA

**70 RITCROFT STREET, HEMEL HEMPSTEAD, HERTS, HP3 8PF
FIRST FLOOR SIDE EXTENSION**

Your application for full planning permission (householder) dated 21 December 1998 and received on 29 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 22 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02168/98/FHA

Date of Decision: 22 February 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. The external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

3. No development shall take place until samples of the tiles to be used in the construction of the roof of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the extended dwellinghouse within the street scene.

4. Before the extension hereby permitted is brought into use the existing vehicle crossover shall be widened to 4.8 m and the area coloured yellow on Drawing No. 98104/1 shall be surfaced to provide an additional parking area. Once the widened access and parking area have been provided they shall be permanently retained and the area coloured yellow shall not be used for any purpose other than the parking of vehicles.

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

5. 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) 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, unless otherwise agreed in writing by the local planning authority.

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