



# PLANNING

Peter French  
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London  
SW7 2SP

Applicant:  
Mr M Wallis  
Brynhyfryd  
Vicarage Road  
Potten End  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00120/97/FUL**  
**ERECTION OF DETACHED DOUBLE GARAGE AND ALTERATIONS TO AND**  
**CONVERSION OF EXISTING GARAGE TO ANCILLARY RESIDENTIAL**  
**ACCOMMODATION**  
**BRYNHYFRYD VICARAGE ROAD POTTEN END HERTS**

Your application for full planning permission dated 27 January 1997 and received on 21 January 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts  
HP1 1HH

Date of Decision: 18 April 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00120/97/FUL**

Date of Decision: 18 April 1997

**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 development hereby permitted shall be constructed in materials to match the existing building or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**3. The conversion of the existing garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Brynhyfryd, Vicarage Road, Potten End.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

**4. Notwithstanding the details shown on drawing no:1128/2 of plans 4/0120/97 the garage hereby permitted shall be located a minimum of 1 metre from the boundary hedge.**

Reason: To safeguard the boundary hedge in the interests of amenity.

**5. Protective fencing consisting of 1.5 metres high chestnut paling on firm stake supports shall be erected and retained at a minimum distance of 0.5 metres from the boundary hedge during the whole period of site excavation and construction of the garage.**

Reason: In order to ensure that damage does not occur to the hedge during building operations.