



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR J DICKSON  
GROVE FARM  
FLAMSTEAD  
HERTS  
AL3 8BA

MR N TULLY  
PUDDEPHATS FARM  
PUDDEPHATS LANE  
MARKYATE ST. ALBANS  
HERTS  
AL3 8AZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00270/99/FUL

**PUDDEPHATS FARM, PUDDEPHATS LANE, MARKYATE, ST. ALBANS, HERTS,  
AL3 8AZ**  
DEMOLITION OF EXISTING STORAGE BLOCK AND REPLACEMENT WITH NEW  
HAY/STRAW STORE, WORKSHOPS AND UTILITY STORE

Your application for full planning permission dated 05 February 1999 and received on  
16 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 April 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00270/99/FUL**

Date of Decision: 12 April 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. Notwithstanding the details shown on the approved plans of 16 February 1999 no development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development.

**3. The stables hereby permitted shall not be used for any business or commercial use.**

Reason: For the avoidance of doubt and to safeguard the rural character of the area.

**4. The building the subject of this permission shall not be occupied until the existing storage building on the site, identified in green on the approved plan, has been demolished and all debris arising therefrom removed from the site.**

Reason: For the avoidance of doubt and in the interest of the character and appearance of the countryside.