



PLANNING

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00274/99/FUL

KEEPERS COTTAGE, HALFMOON LANE, PEPPERSTOCK, LUTON, LU1 4LL
DEMOLITION OF EXISTING DWELLING, OUTBUILDING AND SOME FARM
BUILDINGS. ERECTION OF REPLACEMENT DWELLING. RELOCATION OF
RESIDENTIAL CURTILAGE

Your application for full planning permission dated 12 February 1999 and received on
16 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 31 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00274/99/FUL

Date of Decision: 31 March 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces 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: To ensure a satisfactory appearance to the development.

3. 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 development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E;
Part 2 Class A.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan, the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft and to enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

4. This permission relates solely to the erection of a replacement dwelling and the use of the 613.08 sq m land parcel densely hatched on Drawing No. 05 as residential curtilage.

Reason: For the avoidance of doubt and to maintain and safeguard the strategic policies of the local planning authority as expressed in the Structure Plan, the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft.

5. Prior to the occupation of the dwelling hereby permitted the existing dwelling, garage and utility room/store shown on Drawing Nos. 02 - 04, and Buildings A, B, C, & J, the yard associated with Building D, caravans 1 - 3, the shed and greenhouse shown on Drawing No. 01 shall be demolished or removed and any materials arising from the demolition removed from the site.

Reason: In the interests of the visual amenities of the area and to maintain and safeguard the strategic policies of the local planning authority as expressed in the Structure Plan, the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft.

6. Prior to the occupation of the dwelling hereby permitted the 574.81sqm land parcel densely hatched on Drawing 01 shall cease to be used for residential purposes and shall be returned to agricultural use.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan, the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER