

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



ADCOM INTERNATIONAL  
P O BOX 94  
HATFIELD  
HERTS

MR D HAYWARD  
10 HIGHCROFT ROAD  
FELDEN, HEMEL HEMPSTEAD  
HERTS  
HP3 0BU

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00289/00/FHA**

**10 HIGHCROFT ROAD, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BU  
PITCHED ROOF TO GARAGE AND SNOOKER ROOM**

Your application for full planning permission (householder) dated 11 February 2000 and received on 16 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'.

Director of Planning

Date of Decision: 11 April 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00289/00/FHA**

Date of Decision: 11 April 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. No development shall take place until samples of the roof tiles to be used for the development shall have been submitted to, and approved in writing by the local planning authority. The approved roof tiles shall be used in the implementation of the development.**

Reason: In the interests of the appearance of the extended dwellinghouse in the Green Belt.

**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 windows 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 the appearance of the enlarged garage within the Green Belt and to safeguard the residential amenity of No.12 Highcroft.

**4. There shall be no first floor accommodation formed within the enlarged garage and snooker room.**

Reason: In the interests of controlling the amount of additional floorspace within the Green Belt. The purpose of the new roof is to improve the visual impact of the existing flats roofs and not to increase accommodation.

**5. The hedge positioned along the front boundary marked A-B on Drawing No. 226/4A shall be retained unless otherwise agreed in writing by the local planning authority. In the event of the removal of the hedge, a replacement shall be planted in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority, and following planting the replacement hedge shall be thereafter permanently retained.**

Reason: In the long term interests of the appearance of the extended dwellinghouse within the Green Belt.