



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR D BEYNON  
4 WESTWICK CLOSE  
PANCAKE LANE  
HEMEL HEMPSTEAD  
HERTS  
HP2 4NH

MR J WEED  
4 TRINITY WALK  
PANCAKE LANE  
HEMEL HEMPSTEAD  
HERTS  
HP2 4NA

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00291/99/FUL**

**15 PANCAKE LANE, HEMEL HEMPSTEAD, HERTS, HP2 4NB**  
**DEMOLITION OF EXISTING HOUSE CONSTRUCTION OF 4 BEDROOMED**  
**DETACHED HOUSE**

Your application for full planning permission dated 17 February 1999 and received on 18 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00291/99/FUL**

Date of Decision: 17 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 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. No development shall take place until details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The building shall be constructed with the approved slab levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

**4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. The existing dwelling shown on Drawing No. PL/JW/10 shall be demolished and the materials removed from the site prior to the first occupation of the replacement dwelling hereby permitted.**

Reason: In order to protect the character and appearance of the area.

**6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. PL/JW/10 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.