

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JOHNSON AND PARTNERS  
39a HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AA

THORNE BARTON ESTATES LTD  
13 ALEXANDRA ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP2 5BS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00339/00/FUL**

**174 ANCHOR LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1NS**  
**DEVELOPMENT OF ONE NEW DWELLING AND CONVERSION, EXTENSION**  
**AND ALTERATIONS TO EXISTING TO FORM A DWELLING**

Your application for full planning permission dated 21 February 2000 and received on 23 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 08 May 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00339/00/FUL**

Date of Decision: 08 May 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 materials to be used in the construction of the external surfaces of the new dwelling 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. The materials to be used in the construction of the external surfaces of the extension and alterations of the existing building hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

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

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

**5. 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 on or within the curtilage of the new dwelling hereby permitted without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H;  
Part 2 Classes A, B and C.**

Reason: 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.

**6. No gates shall be erected at the entrance to the drive of the new dwelling.**

Reason: In the interests of highway safety.