

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JOHN BEYER & ASSOCIATES  
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MR & MRS S THOMPSON  
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115 FLAUNDEN  
HEMEL HEMPSTEAD  
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00388/00/FHA

CROSSWAY COTTAGE, 115 FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3  
0PP  
REPLACEMENT GARAGE

Your application for full planning permission (householder) dated 29 February 2000  
and received on 29 February 2000 has been **GRANTED**, subject to any conditions  
set out overleaf.



Director of Planning

Date of Decision: 11 April 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00388/00/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 materials proposed to be used externally on the roof of the development shall 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: In the interests of the visual amenities of the Conservation Area.

**3. No development shall take place until details of the proposed foundations of the garage building shall have been submitted to and approved by the local planning authority. The approved details shall be used in the implementation of the development.**

Reason: In order to protect the trees adjacent to the proposed development.

**4. The existing garage shall be demolished and the materials removed from the site prior to the first occupation of the replacement garage hereby permitted.**

Reason: To ensure the proper development of the site, and to preserve and enhance the character and appearance of the Conservation Area.