

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



TECHNICAL DESIGN PARTNERSHIP  
153-155 LONDON ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP3 9SQ

BEECHWOOD HOMES LTD  
BEECHWOOD HOUSE  
WYLLYOTTS CLOSE  
POTTERS BAR  
EN6 2HN

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00592/00/FUL**

**ADJ. SAYLES, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS  
DETACHED TRIPLE GARAGE WITH BEDSIT OVER**

Your application for full planning permission dated 28 March 2000 and received on 28 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

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

Director of Planning

Date of Decision: 11 May 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00592/00/FUL**

Date of Decision: 11 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 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. The driveway shall be formed using a "no dig" construction.**

Reason: In order to ensure that damage does not occur to the trees during construction of the driveway.

**4. The first floor of the garage hereby permitted shall not be used at any time otherwise than as part of, or for purposes ancillary to, the residential use of the dwelling shown on Drawing No. 1054 75 to be located on Plot 2. In the event that this dwelling is not constructed, the first floor of the garage hereby permitted shall not be used either for any residential purpose or for any purpose ancillary to such a purpose.**

Reason: To prevent the creation of a separate dwelling.

**5. The erection of fencing, as shown on Drawing No 1054 75, for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

Reason: In order that damage does not occur to the trees during building operations.

6. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 1054 75.

Reason: In order to ensure that damage does not occur to the trees during building operations.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER