

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JOHN C A PROCTOR  
24 EGERTON ROAD  
BERKHAMSTED  
HERTS  
HP4 1DU

MR ANDREW RICKETT  
OAKLAND  
FELDEN LANE  
HEMEL HEMPSTEAD  
HERTS  
HP3 OBA

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00596/00/FUL**

**OAKLAND, FELDEN LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 OBA  
CHANGE OF USE OF FRONT GARDEN TO STAFF CAR PARKING ASSOCIATED  
WITH BOXMOOR LODGE HOTEL**

Your application for full planning permission dated 27 March 2000 and received on 28 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Sandra Noble*

Development Control Manager

Date of Decision: 05 January 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/00596/00/FUL**

Date of Decision: 05 January 2001

**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 part of the rear garden of the dwellinghouse shall be used as an extension to the courtyard garden of the Boxmoor Lodge Hotel.**

Reason: In the interests of safeguarding the residential amenity of the area, in particular 'Ragginis'.

**3. The four parking spaces shown coloured brown on Drawing No. 349/5 shall be kept available at all times only for use by staff of the Boxmoor Lodge Hotel shown edged blue on that drawing.**

Reason: To ensure that at all times staff parking is available at the site to serve the Hotel, in the interests of highway safety and the residential amenity of the area.

**4. No part of the dwellinghouse shall be used for hotel visitors' accommodation.**

Reason: To safeguard the residential amenity of the area and to retain the building as a dwellinghouse.

**NOTE:**

The following policies of the development plan are relevant to this decision:

**Hertfordshire Structure Plan Review 1991-2011**

Policies 1, 2, 7, 20, 22, 25, 29, 38, 39, 41 and 57

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 13, 14, 46, 49, 50, 51, 54, 57, 58, 59, 83, 84, 89, 94, 95, 101, 108, 109 and T25

**Part 5 Environmental Guidelines**

Sections 1, 2, 3, 6, 7, 13 and 15

**Dacorum Borough Local Plan 1991-2011 Deposit Draft**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 15, 16, 22, 50, 52, 55, 58, 59, 62, 63, 64, 89, 90, 95, 100, 101, 114, 115 and T15

**Part 4 Area Proposals**

Development in Residential Areas - Character Area HCA4 Felden West

**Part 5 Environmental Guidelines**

Sections 1, 2, 3, 6, 7, 13 and 15