

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR P CHESHIRE & MS M DAWES  
ROSE COTTAGE  
SHOOTERSWAY  
BERKHAMSTED  
HERTS  
HP4 3TY

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00666/00/FHA**

**ROSE COTTAGE, SHOOTERSWAY, BERKHAMSTED, HERTS, HP4 3TY  
TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION,  
CONSERVATORY AND DETACHED DOUBLE GARAGE**

Your application for full planning permission (householder) dated 24 March 2000 and received on 05 April 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'K. B. B. B.', likely representing the Director of Planning.

Director of Planning

Date of Decision: 10 August 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00666/00/FHA**

Date of Decision: 10 August 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. 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 without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D and E.**

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.

**4. All existing hedges and trees on the boundaries of the site shall be retained and shall be protected during the period of construction of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the local planning authority before any work starts on site. If within a period of five years from the date of the commencement of the development hereby permitted any existing hedge or tree, or any hedge or tree planted as a replacement, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), replacement tree or hedge planting of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

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

NOTE:

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

**Hertfordshire Structure Plan Review 1991 - 2011**

Policies 5 and 42

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 3, 8, 9, 20 and 90

**Part 5 Environmental Guidelines**

Sections 1, 2, 3 and 10

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

**Part 3 General Proposals**

Policies 3, 9, 10, 23 and 96

**Part 5 Environmental Guidelines**

Sections 1, 2, 3 and 10