

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



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

MS K FARR, MS C FARR & MR F FARR  
C/O FLAGGS  
67 MARLOWES  
HEMEL HEMPSTEAD  
HERTS  
HP1 1LE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00668/00/OUT

ADJ. 1 NEW COTTAGES, GADEBRIDGE LANE, HEMEL HEMPSTEAD, HERTS,  
HP1 3HG  
CONSTRUCTION OF NEW DWELLING

Your application for outline planning permission dated 03 April 2000 and received on 06 April 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'. The signature is written in a cursive, flowing style.

Director of Planning

Date of Decision: 13 June 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00668/00/OUT**

Date of Decision: 13 June 2000

**1. Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. The existing hedge located on the west boundary of the site shall be retained at all times unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the amenity of the area and the occupants of the adjacent dwellings.

**5. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition (1) above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.**

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

**6. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site and within the curtilage of 1 Gadebridge Lane in accordance with standards adopted by the local planning authority.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

**7. The details to be submitted for approval in writing by the local planning authority in accordance with Condition (1) above shall include details of the proposed floor levels of the dwellinghouse in relation to the existing and proposed levels of the site and the surrounding land. The dwellinghouse shall be constructed with floors at levels that have been approved in writing by the local planning authority.**

Reason: In the interests of the amenity of the area and the occupants of the adjacent dwellings.