



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR RAYMOND P CROSBY  
AUBREY TECHNICAL SERVICES  
109 ST AGNELLS LANE  
HEMEL HEMPSTEAD  
HERTS  
HP2 7BG

MR & MRS A FOX  
9 CHEQUER LANE  
REDBOURN  
HERTS  
AL3 7NH

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00707/99/FUL**

**34 PANCAKE LANE, HEMEL HEMPSTEAD, HERTS, HP2 4NQ**  
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT  
DWELLING

Your application for full planning permission dated 16 April 1999 and received on 20 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00707/99/FUL**

Date of Decision: 17 June 1999

**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 development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing Nos. 329/02 and 329/03 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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