

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



SAXTON DESIGN
MR R C BECK
6 MAYTHORNE CLOSE
WATFORD
HERTS
WD1 7JU

MR M SHANKS
24 TREVELYN WAY
BERKHAMSTED
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00877/00/FHA

DUDSWELL LOCK COTTAGE, WHARF LANE, DUDSWELL, BERKHAMSTED,
HERTS
SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS

Your application for full planning permission (householder) dated 18 March 2000
and received on 10 May 2000 has been **GRANTED**, subject to any conditions set
out overleaf.

David Noble

Development Control Manager

Date of Decision: 12 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00877/00/FHA

Date of Decision: 12 October 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 fenestration, doors and construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The decorative eaves brackets, front porch, decorative gable and existing fenestration shall be retained as shown on the approved Drawing No. 2253/03 received by the local planning authority on 18 August 2000, unless otherwise agreed in writing by the local planning authority.

Reason: To accord with the terms of the submitted application, for the avoidance of doubt, and to safeguard the character of this important building within the conservation area.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority details of the means of enclosure to be erected around the curtilage of the dwelling in accordance with the submitted location plan received by the local planning authority on 3 October 2000. The boundary treatment shall be completed in accordance with the approved details before the extension is brought into use.

Reason: To prevent encroachment of the garden into the adjacent agricultural land in the interests of preserving the open character of the Green Belt.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 4 and 38

**Dacorum Borough Local Plan
Part 3 General Proposals**

Policies 3, 7, 8, 9, 10, 20, 89, 90, 107, 108 and 110

Part 5 Environmental Guidelines

Sections 2 and 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 7, 9, 10, 11, 23, 95, 96, 112, 114 and 116

Part 5 Environmental Guidelines

Sections 2 and 13