

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

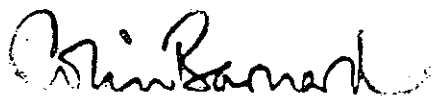
MR G GADSTON
COCK & BOTTLE
PIPERS HILL
GREAT GADDESSEN, HEMEL HEMPSTEAD
HERTS
HP1 3BU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01025/00/FUL

**COCK & BOTTLE, PIPERS HILL, GREAT GADDESSEN, HEMEL HEMPSTEAD,
HERTS, HP1 3BU
CONVERSION OF BARN/FUNCTION ROOM TO ONE DWELLING**

Your application for full planning permission dated 02 June 2000 and received on 05 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 11 August 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01025/00/FUL

Date of Decision: 11 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. 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 roof light hereby permitted shall be a Velux GVA or Conservation roof light fitted flush with the roof and provided with a central glazing bar.

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

4. The casements to the windows hereby permitted shall be painted timber.

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

5. 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, E, F, G and H;
Part 2 Classes A, B and C.**

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.

6. No fencing or other means of enclosure shall be erected without the prior written approval of the local planning authority.

Reason: In the interests of residential and visual amenity.

7. No work shall be started on site until details of the location of the car parking spaces to be provided shall have been submitted to and approved by

the local planning authority. The dwelling hereby approved shall not be occupied until those spaces shall have been provided and thereafter they shall be kept available for use in association with the residential use hereby permitted.

Reason: For the avoidance of doubt.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 6, 18 and 42

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 5, 8, 9, 89, 90, 100, 108, 109 and 110

Part 5 Environmental Guidelines

Sections 2, 3, 6, 13 and 14

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 5, 8, 9, 10, 11, 34, 96, 106 and 116

Part 5 Environmental Guidelines

Sections 2, 3, 6, 13 and 14

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 192

(as amended by section 10 of the
Planning and Compensation Act 1991)

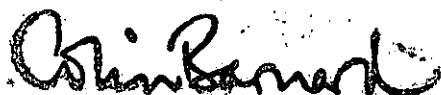
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT for proposed use or development

The Dacorum Borough Council hereby certifies that on 16 May 2000 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and coloured red the plan attached to this Certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The proposed single storey rear extension constitutes permitted development, as it falls within the limits set out in Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development Order) 1995.



Signed:

Director of Planning

On behalf of Dacorum Borough Council

Date: 22 August 2000

Reference: 4/01026/00/LDP

FIRST SCHEDULE

SINGLE STOREY REAR EXTENSION

SECOND SCHEDULE

5 COLONSAY, HEMEL HEMPSTEAD, HERTS, HP3 8TZ

Notes

1. This Certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relate to any other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.