

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
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MR & MRS P SOLBE & MR A STRONG
KEEPERS COTTAGE
HALFMOON LANE
PEPPERSTOCK
LUTON
LU1 4LL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01101/00/FUL

KEEPERS COTTAGE, HALFMOON LANE, PEPPERSTOCK, LUTON, LU1 4LL
DEMOLITION OF DWELLING, OUTBUILDINGS AND SOME FARM
BUILDINGS. REPLACEMENT DWELLING AND RELOCATION OF RESIDENTIAL
CURTILAGE (AMENDMENT TO APPROVED SCHEME)

Your application for full planning permission dated 11 June 2000 and received on 14 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 07 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01101/00/FUL

Date of Decision: 07 September 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. This permission relates to the use of the following materials:

**Facing bricks: Capel Multi Stocks by Butterley;
Render: painted Buttermilk;
Roof tiles: Redland Rosemary Sandfaced plain tiles in Bracken;**

unless otherwise agreed in writing by the local planning authority.

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, E;
Part 2 Class A.**

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. This permission relates solely to the erection of a replacement dwelling and the use of the 613.08 sq m land parcel densely hatched on Drawing titled Proposed Location Plan as residential curtilage.

Reason: For the avoidance of doubt.

5. Prior to the occupation of the dwelling hereby permitted the existing dwelling, garage/mobile home and utility room/store shown on Drawing Nos. 02, 03 and 04 and Buildings A, B, C and J, the yard associated with Building D, caravans 1, 2 and 3, the shed and the greenhouse shown on Drawing No. 01 shall be demolished or removed and any materials arising from the demolition removed from the site.

Reason: For the avoidance of doubt.

6. Prior to the occupation of the dwelling hereby permitted the 574.81 sq m land parcel densely hatched on Drawing No. 01 shall cease to be used for residential purposes and shall be returned to agricultural use.

Reason: To ensure a satisfactory development.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2 and 5

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 5, 8, 9, 10, 20, 21, 89 and 92

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11, 23, 24, 95 and 98