



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MS K R TILNEY
FAIRWOODS
WOODCOCK HILL SANDRIDGE
ST ALBANS
HERTS
AL4 9EB

Applicant:
MR & MRS COOPER
20 BLENHEIM ROAD
ST ALBANS
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01122/97/FUL

TANGLEWOOD, LUTON ROAD, MARKYATE, ST. ALBANS, HERTS, AL3 8PZ
EXTENSIONS AND ALTERATIONS TO FORM GARAGE BLOCK WITH
ACCOMODATION OVER TO FORM GRANNY ANNEXE

Your application for full planning permission dated 14 July 1997 and received on 14 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 30 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01122/97/FUL

Date of Decision: 30 October 1997

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 construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

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 and re-enacting that Order with or without modification), no garages, sheds or other ancillary structures shall be erected without the prior approval of the local planning authority.

Reason: In order for the local planning authority to retain control over further development given the site's location in the Rural Area where there is normally a presumption against development.

4. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of the property known as Tanglewood, Luton Road, Markyate as a single family dwellinghouse.

Reason: To maintain the strategic and local policies restricting further residential development in the Rural Area.