

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



DEREK ROGERS ASSOCIATES
CHURCH SQUARE
48 HIGH STREET
TRING
HERTS
HP23 5AG

MR & MRS M LEHRER
40 BOX LANE
HEMEL HEMPSTEAD
HERTS
HP3 0DJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01165/00/FHA

40 BOX LANE, HEMEL HEMPSTEAD, HERTS, HP3 0DJ
DEMOLITION OF GARAGE, NEW GARAGE WITH 2 ROOMS ABOVE AND
CONSERVATORY EXTENSION

Your application for full planning permission (householder) dated 23 June 2000 and received on 26 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 12 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01165/00/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 construction of the external surfaces of the extension and the wall of the conservatory 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 or re-enacting that Order) (with or without modification), no windows shall be provided on the eastern elevation of the proposal (including the conservatory wall).

Reason: In the interests of the residential amenities of the occupants of the adjacent dwelling.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 2 and 5

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3,8,9,10 and 20

Part 5 Environmental Guidelines

Sections 2 and 6

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3,9,10,11 and 23

Part 5 Environmental Guidelines

Sections 2 and 6