

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1250/93

M J Ouseley, R Turner, P Gray
3 Little Heath Cottages
Potten End
Herts

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Potten End
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DEVELOPMENT ADDRESS AND DESCRIPTION
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Justa Farm, Little Heath Lane, Potten End

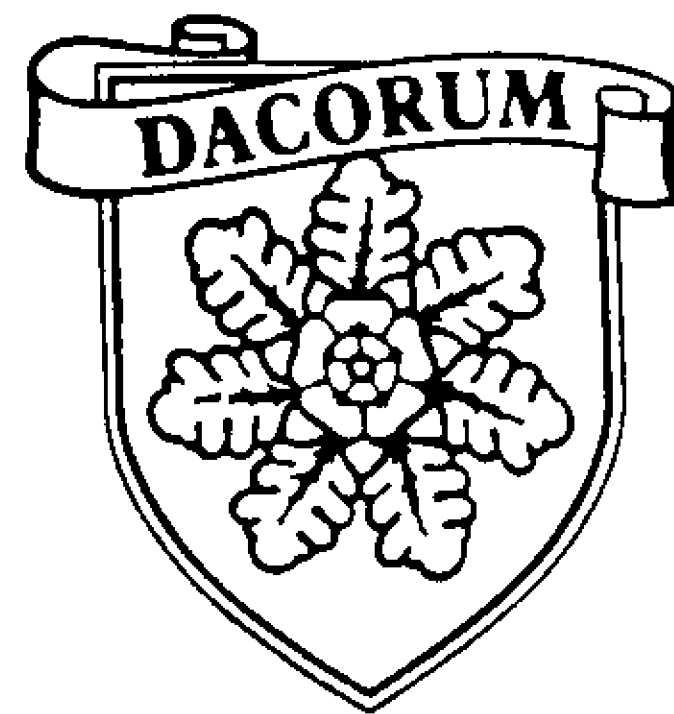
ERECTION OF 4 GARAGES

Your application for *full planning permission* dated and received on 15.09.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.10.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1250/93

Date of Decision: 21.10.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. This permission is granted as an alternative to and not in addition to, either wholly or in part, planning permission 4/0571/90 for the erection of a block of four garages dated 26 September 1991. No part of the development referred to in that permission shall be carried out if any of the development hereby permitted has been implemented, and no part of the development hereby permitted shall be implemented if any part of the 1991 permission has been implemented.

Reason: For the avoidance of doubt.

3. No work shall be started on the development hereby permitted until a sample of the bricks to be used in the construction of the external walls shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

4. Notwithstanding the details shown on the approved plan, the roof of the building hereby permitted shall be covered with Redland Downland Plain Tiles of Hawthorn Red colour or such other materials as may be agreed in writing by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory appearance.

5. The four garage doors to the building hereby permitted shall be painted a uniform colour.

Reason: To ensure a satisfactory appearance.

6. The existing garages outlined in red and coloured green on the plan accompanying this Decision Notice shall be demolished no earlier than the date of completion of the erection of the garages hereby permitted and no later than three months after the date of completion.

Reason: The erection of new garaging is acceptable on this site within the Metropolitan Green Belt as a direct replacement for an existing garage building. Retention of the existing garages is necessary until the new garaging has been completed in order to meet off-road parking requirements and in the interest of highway safety. Upon completion of the new garage block hereby permitted, the existing garage block must be demolished to safeguard and maintain the strategic policies of the local planning authority.