

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR D CLARKE
47 GRAVEL LANE
BOXMOOR
HEMEL HEMPSTEAD
HERTS
HP1 1SA

MRS I HURLEY
CONIFERS
OLD CRABTREE LANE
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01340/00/FUL

**CONIFERS, OLD CRABTREE LANE, HEMEL HEMPSTEAD, HERTS, HP2 4JW
DETACHED DWELLING AND REPLACEMENT GARAGE**

Your application for full planning permission dated 19 July 2000 and received on 21 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 15 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01340/00/FUL

Date of Decision: 15 January 2001

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 dwelling and replacement garage hereby permitted shall match in size, colour and texture those used on the adjacent dwelling "Conifers".

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, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

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

4. The bathroom and shower room windows at first floor level in the south-west elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

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

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011
Policies 1 and 2

Dacorum Borough Local Plan
Part 3 General Proposals
Policies 1, 7, 8, 9 and 10
Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10 and 11

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA35 Mountbatten

Part 5 Environmental Guidelines

Section 10