



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B LAMBERT
WESTVIEW COTTAGE
RIVER HILL
FLAMSTEAD, ST ALBANS
HERTS

Applicant:

MR D P HOLMES
BLACKSMITH COTTAGE
RIVER HILL
FLAMSTEAD, ST. ALBANS
HERTS
AL3 8BY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01467/98/FHA

BLACKSMITH COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, HERTS, AL3
8BY

REPLACEMENT AND ENLARGEMENT OF DETACHED GARAGE

Your application for full planning permission (householder) dated 19 August 1998 and received on 20 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01467/98/FHA

Date of Decision: 26 October 1998

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 roof of the garage hereby permitted shall match in size, colour and texture the roof tiles used on the existing building at Blacksmiths Cottage.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The garage hereby permitted shall not be used primarily for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.