



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR A P LAIGHT
LILLIPUT
DOCTORS COMMONS ROAD
BERKHAMSTED
HERTS
HP4 3DR

Applicant:
MR & MRS M FERN
WOOD END FARM
WOOD END LANE
FLAMSTEAD
HERTS
AL3 8AY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01587/98/FUL

WOOD END FARM, FLAMSTEAD, ST. ALBANS, HERTS, AL3 8AY
FORMATION OF ANNEXE TO DWELLING, ALTERATIONS TO BUILDING TO FORM
GARAGE, WORKSHOP, PLAYROOM. ALTERATIONS TO BOUNDARY WALL AND
PROVISION OF NEW LANDSCAPING

Your application for full planning permission dated 09 September 1998 and received
on 10 September 1998 has been **GRANTED**, subject to any conditions set out
overleaf.

Director of Planning

Date of Decision: 15 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01587/98/FUL

Date of Decision: 15 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. All new external doors shall be constructed of vertically boarded white painted timber unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. All new or altered external surfaces shall be finished or made good to match those of the existing building.

Reason: To ensure a satisfactory appearance to the development.

4. 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 development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E, F and G;
Part 2 Class A.**

Reason: In order that the Local Planning Authority can control future development on the site.

5. The annexe and garage/store hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Wood End Farm, Wood End Lane, Flamstead.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

6. The enclosed courtyard to the west of the farmhouse shall be surfaced in accordance with the details shown on Drawing No. DBC/98/3/2.

Reason: To ensure a satisfactory appearance to the development.