

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TREVOR WESTBROOK
12 JARDINE WAY
DUNSTABLE
BEDS
LU5 4AX

MRS A WARD
HAMMONDS FARM COTTAGE
TOWER HILL LANE
SANDRIDGE
ST ALBANS HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01630/00/FUL

**LAND ADJACENT 7, PARKFIELD ROAD, MARKYATE, ST. ALBANS, HERTS
NEW DWELLING**

Your application for full planning permission dated 11 September 2000 and received on 11 September 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble.

Development Control Manager

Date of Decision: 30 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01630/00/FUL

Date of Decision: 30 November 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including surfacing of the parking areas, shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling hereby approved is occupied.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Before the commencement of development full details of any retaining structures shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

5. The landing window in the side elevation of the dwelling shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

6. 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.

NOTE:

The following provisions 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 2, 7, 8, 9, 10, 13, 15, 17, 54, 94, 101 and 102

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 7

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 2, 7, 8, 9, 10, 11, 15, 17, 19, 59, 100 and 107

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 7