



Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HEWITT OVERALL ASSOCIATES
CAMPIONS
GREEN END
DANE END
NR WARE. HERTS
SG12 0NX

EMERSON ESTATES LTD
1-3 ST ALBANS HILL
HEMEL HEMPSTEAD
HERTS
HP3 9NG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01787/00/FUL

ADJ. 13, COLLETT ROAD, HEMEL HEMPSTEAD, HERTS
DETACHED HOUSE

Your application for full planning permission dated 02 October 2000 and received on 09 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 24 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01787/00/FUL

Date of Decision: 24 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. No development shall take place until samples of the materials to be used on the external walls and roofs of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

3. The dwellinghouse hereby permitted shall not be occupied until the arrangements for vehicle parking shown on the approved drawings shall have been provided, and they shall not be used thereafter other than for the purposes approved.

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

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 and C.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality and highway safety.

5. 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) the carport hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.

Reason: To ensure the adequate and satisfactory provision of off-street parking and in the interests of highway safety.

6. No development shall take place until details of the proposed slab levels of the dwellinghouse in relation to the existing and proposed levels of the site and surrounding land shall have been submitted to and approved in writing by the local planning authority. These details shall include a level threshold to the external doors of the dwellinghouse. The development shall be carried out fully in accordance with approved details.

Reason: For the avoidance of doubt, to ensure a satisfactory form of development and in the interests of ensuring disabled access.

7. The windows labelled "A" on Drawing No. 00.36.01 shall at all times be fitted with obscure glass unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of the adjoining dwellinghouses.

NOTE:

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

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 7, 22, 25 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 13, 15, 16, 49, 51, 54, 57, 59, 89, 101 and 102

Part 5 Environmental Guidelines

Sections 1, 2, 3, 5, 6, 7 and 15

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 17, 18, 19, 50, 52, 55, 57, 62, 64 and 95

Part 4 Area Proposals

Development in Residential Areas - Character HCA11 Cotterells

Part 5 Environmental Guidelines

Sections 1, 2, 3, 5, 6, 7 and 15