

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HERTFORD PLANNING SERVICE
98 FORE STREET
HERTFORD
HERTS
SG14 1AB

MR R SANDERS
WOODPECKERS
LITTLE HEATH LANE
POTTEN END, BERKHAMSTED
HERTS
HP4 2RY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01804/00/FHA

**WOODPECKERS, LITTLE HEATH LANE, POTTEN END, BERKHAMSTED,
HERTS, HP4 2RY
TWO STOREY EXTENSION, PORCH AND REPLACEMENT GARAGE**

Your application for full planning permission (householder) dated 08 October 2000 and received on 11 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 05 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01804/00/FHA

Date of Decision: 05 December 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. The materials to be used in the construction of the external surfaces of the two storey side extension hereby permitted shall match in size, colour and texture those used on the existing building. The detached garage shall be constructed in brickwork which shall not be rendered.

Reason: To ensure a satisfactory appearance to the development in terms of the dwelling whilst the garage will not be unduly prominent in the street scene.

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 window at first floor level in the side (north) elevation of the extension 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.

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 detached garage 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: In the interests of highway safety.

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 4, 8, 9 and 90

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 4, 9, 10 and 96

Part 5 Environmental Guidelines

Section 10

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 191

(as amended by section 10 of the
Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT for existing use or development

The Dacorum Borough Council hereby certifies that on 08 October 2000 the building operation described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched red on the plan attached to this Certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- 1. The rear extension was constructed more than four years ago and the period within which enforcement action could be taken has expired.*
- 2. The extension also falls within the limits laid down in the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 1 Class A.*

Daniel Noble

Signed:

Development Control Manager

On behalf of Dacorum Borough Council

Date: 27 November 2000

Reference: 4/01805/00/LDE

FIRST SCHEDULE

ERECTION OF REAR EXTENSION

SECOND SCHEDULE

1 ALBERT STREET, TRING, HERTS, HP236AU

Notes

1. This Certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the building operation specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the building operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described or which relates to any other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.