

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



THE DRAWING OFFICE  
UNIT 1 HOLLYTREE FARM  
LOWER ICKNIELD WAY  
GREAT KIMBLE  
AYLESBURY  
HP17 9TX

MR & MRS AUSTIN  
26 PINECROFT  
HEMEL HEMPSTEAD  
HERTS  
HP3 8AW

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01874/00/FUL**

**26 PINECROFT, HEMEL HEMPSTEAD, HERTS, HP3 8AW**  
**SINGLE STOREY FRONT AND REAR EXTENSION**

Your application for full planning permission dated 16 October 2000 and received on 20 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 13 December 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01874/00/FUL**

Date of Decision: 13 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 extensions hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.**

Reason: In the interests of safeguarding the residential amenities of Pinecroft Court and No. 25 Pinecroft.

**4. The existing boundary fence between points A and B on the approved drawings (Scale 1:1250) shall be retained at all times.**

Reason: In the interests of safeguarding the residential amenity of Pinecroft Court.

**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 1, 7, 8, 9 and 10

**Part 5 Environmental Guidelines**

Sections 3 and 10

**Dacorum Borough Local Plan 1991-2011 Deposit Draft**

**Part 3 General Proposals**

Policies 1, 7, 9, 10 and 11

**Part 5 Environmental Guidelines**

Sections 3 and 10

INFORMATIVE:

The provision of a level threshold will facilitate disabled access.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER