



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

AUBREY TECHNICAL SERVICES  
109 ST AGNELLS LANE  
HEMEL HEMPSTEAD  
HERTS  
HP2 7BG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01954/97/FHA

ADJ 72 SARRATT AVENUE, HEMEL HEMPSTEAD, HERTS  
DETACHED GARAGE ( RENEWAL OF PLANNING PERMISSION 4/0125/93)

Your application for full planning permission (householder) dated 16 December 1997 and received on 16 December 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 January 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01954/97/FHA**

Date of Decision: 23 January 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. 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 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. The garage hereby permitted shall only be used for domestic purposes and shall not be used for commercial activities.**

Reason: To safeguard the residential amenity of the area.

**4. The garage hereby permitted shall be constructed with foundations as shown on the approved plans 4/1954/97 ( Drawing no. 207/2A).**

Reason: In order to protect a preserved tree.

**5. All excavations shall be by hand.**

Reason: In order to protect a preserved tree.