

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



TEMPIETTO LTD  
26 LOWER KINGS ROAD  
BERKHAMSTED  
HERTS  
HP4 2AB

MR & MRS D REID  
THE GABLES  
GRAVEL PATH  
BERKHAMSTED  
HERTS  
HP4 2PQ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/02049/00/FHA**

**THE GABLES, GRAVEL PATH, BERKHAMSTED, HERTS, HP4 2PQ**  
TWO STOREY FRONT, SIDES & REAR EXTENSIONS, REPLACEMENT GARAGE  
WITH ACCOMMODATION ABOVE, NEW ENTRANCE GATES AND  
ALTERATIONS.

Your application for full planning permission (householder) dated 15 November 2000 and received on 15 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Diana Noble*

Development Control Manager

Date of Decision: 19 February 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/02049/00/FHA**

Date of Decision: 19 February 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. 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. 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 three windows at first floor level in the south west elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**5. No development shall take place until details of the design and specification of the proposed foundations of the garage hereby permitted 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: In order to ensure that damage does not occur to nearby trees during building operations

**6. The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Gables.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

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 and 10

**Part 5 Environmental Guidelines**

Sections 2 and 3

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

**Part 3 General Proposals**

Policies 1, 7, 9 and 10

**Part 4 Area Proposals**

Development in Residential Areas – Character Area BCA7 Gravel Path

**Part 5 Environmental Guidelines**

Sections 2 and 3