

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JANE DUNHAM  
THE MELBRAY  
HARBERTONFORD  
DEVON  
TQ9 7TR

MR & MRS FLINT  
FYFIELD LODGE  
COMMON LANE  
KINGS LANGLEY  
HERTS  
WD4 9HP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02145/99/FUL

**FYFIELD LODGE, COMMON LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4 9HP**  
DEMOLITION OF EXISTING GARAGE/WORKSHOP AND ERECTION OF NEW GARAGE/WORKSHOP WITH 2 BED APARTMENT

Your application for full planning permission dated 08 December 1999 and received on 15 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'K. B. B. B.', likely representing the Director of Planning.

Director of Planning

Date of Decision: 11 February 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/02145/99/FUL**

Date of Decision: 11 February 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. No development shall take place until samples of the roof tiles to be used 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: In the interests of the appearance of the development in relation to 'Fyfield Lodge', 'Silvertrees' and the street scene.

**3. The walls of the building hereby permitted shall be constructed in materials which match in colour and texture those used on the existing dwellinghouse.**

Reason: In the interests of the appearance of the development in relation to 'Fyfield Lodge', 'Silvertrees' and the street scene.

**4. The development hereby permitted shall not be occupied at any time otherwise than for primary residential purposes as part of, or for purposes ancillary to the residential use of, the dwellinghouse known as 'Fyfield Lodge', Common Lane, Kings Langley.**

Reason: In the interests of safeguarding the existing character of the area and in the interests of 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), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed or other external alterations carried out unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of 'Silvertrees' with particular regard to the prevention of the loss of privacy.

**6. The ridge level of the building hereby permitted shall be 1 metre below that of 'Fyfield Lodge'**

Reason: In the interests of the appearance of the building in relation to 'Fyfield Lodge', 'Silvertrees' and the street scene.

**7. 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 garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of 'Fyfield Lodge' dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety.

**8. The parking areas and driveway shown hatched green on Drawing No. D/4/05 shall be kept available for use by vehicles at all times.**

Reason: To ensure that there is adequate off street parking and turning facilities within the residential curtilage and in the interests of highway safety.

**9. The existing frontage vegetation shown hatched brown on Drawing No. D/4/05 shall be retained, unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the appearance of the street scene.

**10. No external lighting of the building hereby permitted shall be installed except in accordance with details which shall have been submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding the local environment and the residential amenity of 'Silvertrees'.