



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0271/94

Sandown Developments  
c/o Development Design Partners  
2 Mill Walk  
Wheathampstead  
AL4 8DT

Development Design Partners  
2 Mill Walk  
Wheathampstead  
Herts  
AL4 8DT

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land adjacent to St.Johns Hall, St.Johns Road, Hemel Hempstead, Herts

THREE DETACHED HOUSES

Your application for *full planning permission* dated 24.02.1994 and received on 25.02.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.04.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0271/94

Date of Decision: 11.04.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 or any amendments thereto there shall be no alterations to the plan elevations of any of the dwellings hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of the amenity of nearby and adjacent residents.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

5. No work shall be started on the development hereby permitted until details of boundary treatment and fencing shall have been submitted to and approved by the local planning authority and none of the dwellings hereby approved shall be occupied until the approved boundary treatment and fencing has been provided. The boundary treatment and fencing shall thereafter be maintained unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

6. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0271/94

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7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 1518-2, local authority reference 4/0271/94FL, shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. Sight lines of 2.4 m x 60 m in a westerly direction and 2.4 m x 35 m in an easterly direction shall be provided within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highways safety.