

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0320/92

A McDonald
West Bray
Wyatts Road
Chorleywood
HERTS

Mr A.King
24 Lincoln Court
Berkhamsted
Herts
HP4 3EN

DEVELOPMENT ADDRESS AND DESCRIPTION
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115 Tile Kiln Lane, Hemel Hempstead

REPLACEMENT HOUSE

Your application for *full planning permission* dated 06.03.1992 and received on 16.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 22.04.1992

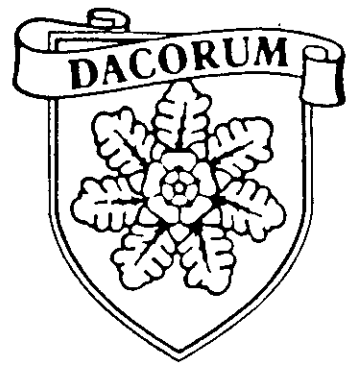
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0320/92

Date of Decision: 22.04.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
 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.
 3. 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.
 4. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
 5. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
 6. The garage shall be set back a minimum of 5.5 m from the highway boundary.
 7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0320/91 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
 8. The proposed bathroom window on the first floor of the southwest side elevation shall be permanently fitted with obscure glazing in accordance with Plan No. 4/0320/92.
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REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highways safety.
4. In the interests of highways safety.
5. In the interests of highways safety.
6. In the interests of highways safety.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
8. In the interests of amenity.