

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0440/92

Holywell Property (St.Albans)
13 Alexandra Road
Hemel Hempstead
Herts

Lardi Cox & Partners
Maylands House
Maylands Avenue
Hemel Hempstead, Herts
HP2 7DE

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj:33 George Street, Hemel Hempstead,

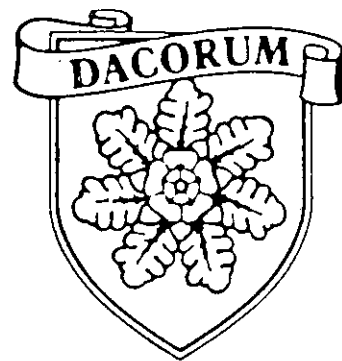
TWO, ONE BEDROOM DWELLING UNITS AND DOUBLE GARAGE

Your application for *full planning permission* dated 07.04.1992 and received on 13.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 05.06.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0440/92

Date of Decision: 05.06.1992

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 development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 4/0440/92, shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
4. 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.
5. 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.
6. Sight lines of 2.4 m x 23 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.
7. Details of the construction of foundations on the proposed double garage shall be submitted to and approved by the local planning authority prior to the commencement of works.

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. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 4-6. In the interests of highways safety.
7. In order to protect the large sycamore trees which are situated adjacent to the proposed garage.