



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0463/91

Mrs V Snoxall  
"Ickleford" 83 Green End Rd  
Hemel Hempstead  
Herts

Wm. F Johnson and Partners  
39a High Street  
Hemel Hempstead  
Herts  
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Rear Ickleford Green End Rd, Hemel Hempstead,  
TWO 2-BEDROOMED FLATS

Your application for *full planning permission* dated 08.04.1991 and received on 09.04.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 13.06.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0463/91

Date of Decision: 13.06.1991



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. A 2.4 m x 35 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
4. A 2.4 x 2.4 m visibility splay shall be provided each side of the access, measured from the back edge of the public footpath into the site, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.
5. The garage shall be set back a minimum of 5.5 m from the highway boundary.
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.
7. The flats hereby permitted shall not be occupied until the garages and associated parking spaces shall have been provided and they shall not be used thereafter otherwise than for the purposes approved.
8. The existing hedge and trees coloured yellow on Drawing No. 1919/2/Rev.A and which are located along the western boundary of the site shall be protected during the period of construction and any part of the hedge or trees which are removed or become seriously damaged or diseased shall be replaced within the planting season following the completion of the development unless an alternative scheme for boundary treatment is submitted to and approved by the local planning authority.
9. A 1.8 m high close boarded fence shall be erected along the common boundary between the curtilages of the flats hereby permitted with "Ickleford" and "High Beeches" as shown by the green line on Drawing No. 1978/2/Rev.A and thereafter the fence shall be permanently retained.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0463/91

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10. The tree planting shown on Drawing No. 1978/2 Rev.A shall be provided in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
11. The first floor windows within the rear elevation and serving the kitchen and dining room of the first floor flat as coloured orange on Drawing No. 1978/2/Rev.A shall be permanently fitted with obscure glass and be top hung.
12. The first floor window within the rear elevation and serving the bathroom as coloured blue and purple on Drawing No. 1978/2/Rev.A shall be permanently fitted with obscure glass and be non-opening.
13. Before the flats hereby permitted are first occupied, the existing first floor rear window to 83 Green End Road marked by the yellow line on Drawing No. 1978/2/Rev.A shall be replaced by an alternative type of window, opening details of which shall be submitted to and approved by the local planning authority, and thereafter permanently retained.
14. The ridge level of the building hereby permitted shall be 0.7 m below the ridge level of No. 1 Bargrove Avenue.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3,4,5&6 In the interests of highways safety.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 8,9&10 In the interests of residential and visual amenity.
- 11,12,13&14. In the interests of safeguarding privacy and for the avoidance of doubt.