



PLANNING

CLARKE AND WHALEN
69B HIGH STREET
HARPENDEN
HERTS
AL5 2SL

Applicant:
MRS A BROOKS
20 ROUNDWOOD PARK
HARPENDEN
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00724/97/FUL
CONSTRUCTION OF DETACHED HOUSE WITH INTEGRAL GARAGE AND NEW ACCESS
ADJ 5A, PICKFORD ROAD, MARKYATE, ST. ALBANS, HERTS, AL3

Your application for full planning permission dated 6 May 1997 and received on 9 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 2 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00724/97/FUL

Date of Decision: 2 July 1997

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details indicated on plans 4/0724/97 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until an elevational drawing of the garage doors and details of the materials to be used for the garage doors shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the visual amenities of the Conservation Area.

4. The development shall not be brought into use until the proposed crossover has been constructed to the current specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.

Reason: In the interests of highway safety and amenity.

5. The existing visibility splay of 4.5m x 70m from Cleveland Road shall be retained at all times, and within this visibility splay there shall be no obstruction to visibility more than 600 mm above carriageway level.

Reason: In the interests of highway safety.