



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0744/92

Matthew Lewin  
31 Canonsfield Road  
Welwyn  
Herts

Rumball Sedgwick  
58 St Peters Street  
St Albans  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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11/12 Water End, Hemel Hempstead

PROPOSED NEW DRIVEWAY, DETACHED GARAGE & DEMOLITION & REBUILDING PORCH TO NO. 11

Your application for *full planning permission* dated 01.06.1992 and received on 18.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 10.09.1992

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0744/92

Date of Decision: 10.09.1992

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 all materials and finishes 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 existing hedge on the south east boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
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 garage shall not be brought into use until the access is so constructed.
5. Any gates provided shall be set back a minimum of 5.0 m from the back of the footway and shall open inwards into the site.
6. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided within the curtilage of the site.

**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 maintain and enhance visual amenity.
- 4-6 In the interests of highways safety.