

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0755/92

Martin Grant Homes (UK) Ltd  
Catherine House  
Adelaide Street  
St Albans  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION

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Plot13 R/O 27-39 Gravel Hill Terrace Hemel Hempstead

ONE DWELLINGHOUSE (CHANGE OF HOUSE TYPE)

Your application for *full planning permission* dated and received on 17.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

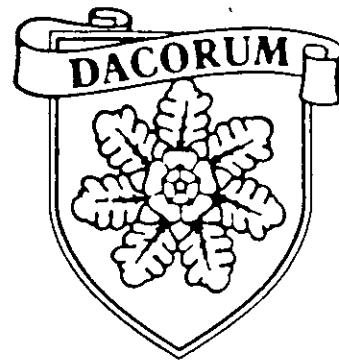
Director of Planning.

Date of Decision: 10.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0755/92

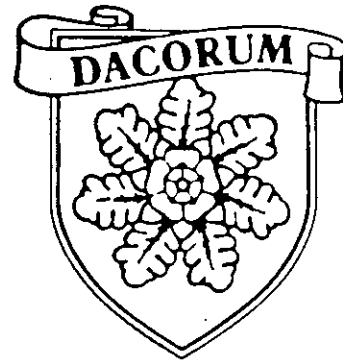
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1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. Redland Double Roman - Farmhouse Red roofing tiles shall be used for the dwellinghouse hereby permitted and these tiles shall feature a burnt finish in accordance with Redland Catalogue details (August 1991).
3. Penshurst Red Multi-Stock bricks shall be used for the external walls of the dwellinghouse hereby permitted with the exception of the first floor front elevation which shall be rendered, and soldier course which shall be finished in Steyning Purple Stock bricks.
4. The landscaping of the development hereby permitted shall be carried out in accordance with the details approved under Planning Permission 4/0803/92 granted on 29 July 1992.
5. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out 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.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no alteration, extension, or addition to the dwellinghouse hereby permitted without the express written permission of the local planning authority.
7. The access road shown on blue on Plan No. 4/0755/22FL (scale 1:500) shall be provided with sight lines of 2.4 m x 90 m at the junction with Gravel Hill Terrace within which there shall be no obstruction of more than 600 mm above carriageway level.
8. The development hereby permitted shall not be commenced until a scheme showing speed ramps within the access road outlined in blue shall have been submitted to and approved by the local planning authority.
9. Notwithstanding the details shown on the landscaping where approval under Planning Permission 4/0803/92 granted on 28 July 1992, visibility splays measuring 2.4 m by 2.4 m shall be provided to each side of the vehicular access as measured from the back edge of the adopted highway the extent of which is shown on Plan No. 4/0755/92FL and within the visibility splays there shall be no obstruction of more than 600 mm above the level of the highway.

CONDITIONS APPLICABLE (contd)  
TO APPLICATION: 4/0755/92

Date of Decision: 10.08.1992



**REASONS:**

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the appearance of the development and for the avoidance of doubt.
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- 4.(a) To maintain and enhance visual amenity.  
(b) For the avoidance of doubt.
- 5.(a) To maintain and enhance visual amenity.  
(b) For the avoidance of doubt.
6. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and maintaining adequate provision of off-street parking facilities.
- 7-9 In the interests of highway safety.