



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1014/91

ValueMaster.
42 The Gardens
Watford
Herts

Capener Cross Partnership
Salter House, Cherry Bounce
Hemel Hempstead
Herts
HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

45 Newell Road, Hemel Hempstead, Herts

TWO DETACHED DWELLINGS

Your application for *full planning permission* dated 07.07.1991 and received on 22.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

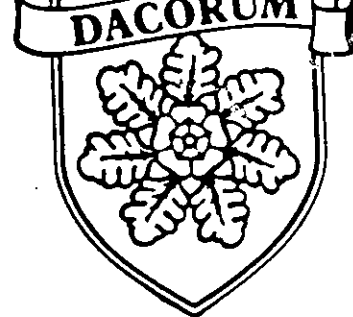
Director of Planning.

Date of Decision: 09.09.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1014/91

Date of Decision: 09.09.1991



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. Notwithstanding the details shown on Drawing No. 9101/04 the private driveways of coloured purple shall measure 5.5 metres in length from the edges of the adopted highway as shown by the green line on the aforementioned drawing and these driveways shall be provided prior to the first occupation of the dwellinghouses hereby permitted.
3. This permission relates only to the two dwellinghouses referred to as 'A' and 'B' on Drawing No. 910/04.
4. The dwellinghouses hereby permitted shall not be occupied until the roadway granted under planning permission 4/0952/91 dated 1 August 1991 shall have been constructed.
5. Visibility splays measuring 2.4 m x 2.4 m shall be provided each side of each driveway within which there shall be no obstruction to visibility between 600 mm and 2.0 m above driveway or carriageway level.
6. The existing hedge on the eastern 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.
7. The bathroom window coloured yellow on Drawing No. 9101/7 shall be of a fixed type and fitted with obscure glass and permanently maintained in this condition thereafter.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Class A) there shall be no extensions, additions or alterations to the dwellinghouses hereby permitted without the express written permission of the local planning authority.
9. Fencing, details of which shall be submitted to and approved by the local planning authority, shall be erected along the boundaries shown by green lines on Drawing No. 910/04 prior to the first occupation of the dwellinghouses hereby permitted and thereafter permanently maintained.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of highways safety and for the avoidance of doubt.
- 3-4 For the avoidance of doubt.
5. In the interests of highways safety.

REASONS APPLICABLE
TO APPLICATION: 4/1014/91 (Cont'd)

Date of Decision: 09.09.1991



6. To maintain and enhance visual amenity.
7. To permanently safeguard the privacy of the dwellinghouses adjoining the development.
8. In that the local planning authority may retain control over further development in the interests of:
 - (a) Safeguarding the privacy of adjoining dwellinghouses.
 - (b) Ensuring that there is no future loss of parking facilities resulting from the conversion of the integral garages to living accommodation through the alteration to the front elevations of the garages.
 - (c) In the interests of residential amenity.
9. In the interests of residential amenity.