

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1205/90

T. Washington
25 Three Corners
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

25 Three Corners, Hemel Hempstead, Herts

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTN.

Your application for *full planning permission* dated and received on 24.08.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

A handwritten signature in dark ink, appearing to read 'C. B. Barnard', is written over the printed name. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

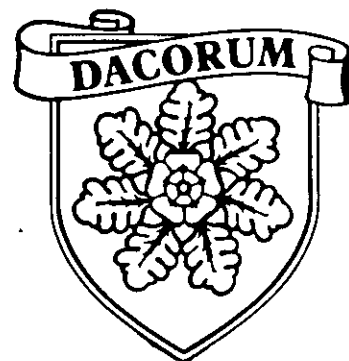
Director of Planning.

Date of Decision: 18.10.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1205/90

Date of Decision: 18.10.1990



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. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. No work shall be commenced upon any part of the development hereby permitted until the vehicular access and two parking spaces shown on Plan No.4/1205/90 have been provided fully in accordance with the details shown on the aforementioned plan.
4. There shall at no time be vehicles parked within the areas coloured yellow on Plan No.4/1205/90.
5. No work shall be commenced upon any part of the development hereby permitted until a fencing scheme has been submitted to and approved by the Local Planning Authority relating to area surrounding the two parking spaces coloured green on Plan 4/1205/90.
6. The fencing approved under Condition 5 shall be erected prior to the date when the two parking spaces coloured green on Plan No. 4/1205/90 are first brought into use and thereafter the fencing shall be permanently retained.
7. 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.

REASONS:

1. To comply with the provisions of s.41 of the Town and Country Planning Act 1971.
2. To ensure a satisfactory appearance.
3. In order to ensure that a vehicular access is provided between the highway and the parking area and there are adequate off street parking facilities provided within the residential curtilage of No.25 Three Corners, Hemel Hempstead.
- 4a. To safeguard the residential amenity of No.24 Three Corners, Hemel Hempstead.
- 4b. To ensure that a rear garden is permanently retained for the existing dwellinghouse.
- 4c. For the avoidance of doubt.
- 4d. In the interests of highway safety.
- 5&6. To safeguard the residential amenity of No.24 Three Corners, Hemel Hempstead.
7. In the interests of highways safety.