



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1212/90

A Criscenti
254 Hempstead Road
Watford
Herts
WD1 3HS

Raymond P. Crosby
109 St Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

10 St. Johns Road, Hemel Hempstead, Herts

EXTENSION AND CONVERSION OF CAR PORT TO FORM 2 ROOMS

Your application for *full planning permission* dated 28.08.1990 and received on 28.08.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.11.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1212/90

Date of Decision: 08.11.1990



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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1212/90 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
4. Sight lines of 2.4 M x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
6. 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.

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 ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
4. In the interests of highways safety.
- 5-6 To maintain and enhance visual amenity.