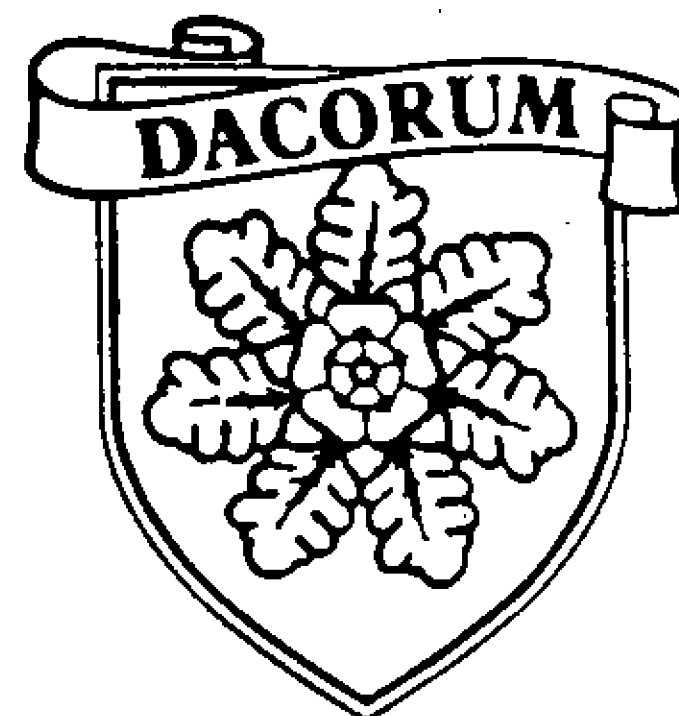


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1223/93

Holywell Property
(St Albans) Ltd
13 Alexandra Road
Hemel Hempstead
Herts

Mr D Stocker
Meadow Cottage
Gravel Path
Berkhamsted
Herts
HP3 2PH

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land adjacent 33 George Street, Hemel Hempstead, Herts

TWO FLATS

Your application for *full planning permission* dated 10.09.1993 and received on 13.09.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

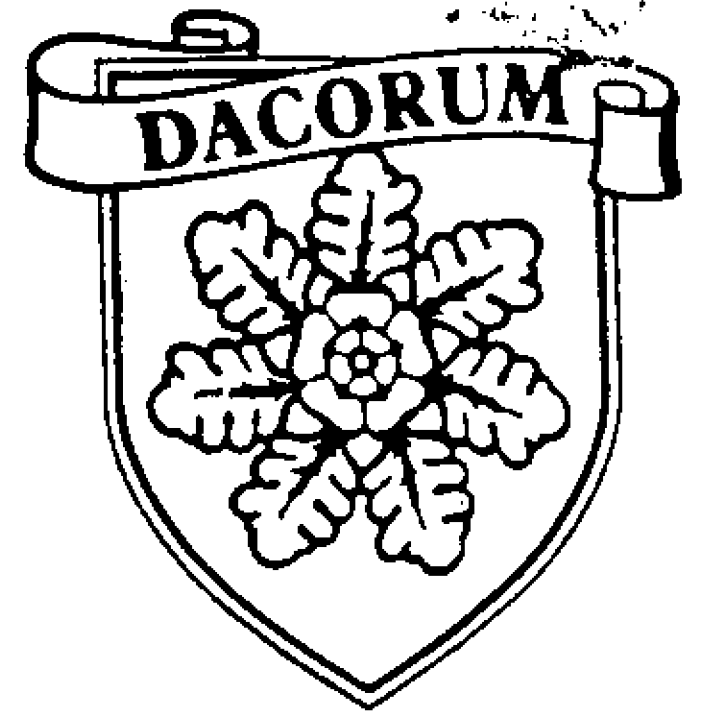
Director of Planning.

Date of Decision: 29.11.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1223/93

Date of Decision: 29.11.1993



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials 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.

Reason: To ensure a satisfactory appearance.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1223/93 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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 development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

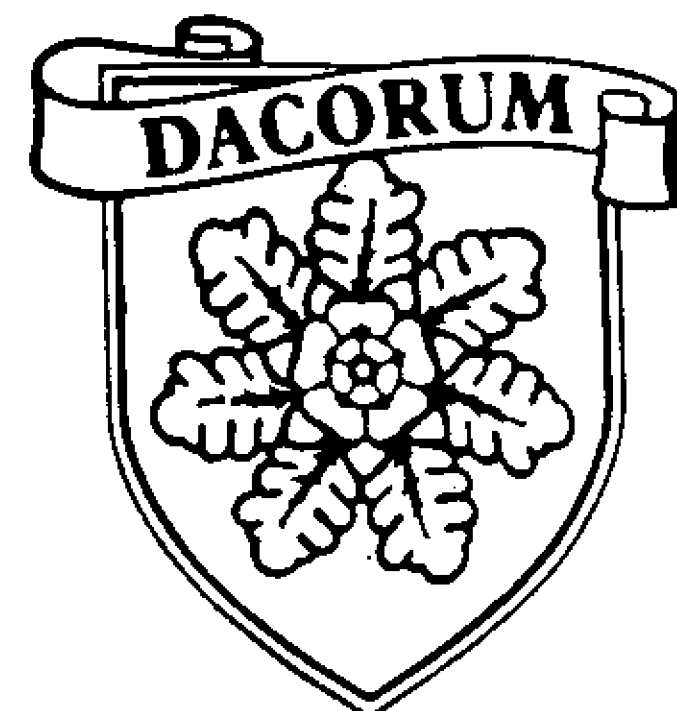
5. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.

Reason: In the interests of highways safety.

6. Sight lines of 2.4 m x 23 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.

Reason: In the interests of highways safety.

/Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/1223/93

Date of Decision: 29.11.1993

7. There shall be no windows inserted within the side elevations of the building hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

8. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

<u>Ref No</u>	<u>Development</u>	<u>Date of Permission</u>
4/0440/93	Two one-bedroom dwelling units and double garage	5.6.93

Reason: For the avoidance of doubt.

9. There shall be no fences, walls or other means of enclosure erected within the curtilage of the site without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.