



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1368/94

Mr E C Gavin
4 Manor Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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5 Rectory Lane, Kings Langley, Herts

PAIR OF SEMI DETACHED HOUSES (MODIFIED SCHEME)

Your application for *full planning permission (householder)* dated 17.10.1994 and received on 21.10.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 30.11.1994

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/1368/94

Date of Decision: 30.11.1994



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. The development hereby permitted shall be constructed in LBC Delph Autumn facing bricks and Black Bold Roll roof tiles or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

4. The existing hedge on the northern and southern boundaries 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.

Reason: To maintain and enhance visual amenity.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1368/94 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.

6. There shall be no further windows inserted within the northern and southern flank elevations of the dwellings hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

7. Notwithstanding the details shown the ground floor windows coloured green on plan 4/1368/94 shall be non-opening and obscure glazed.

Reason: In the interests of residential amenity.

Continued



CONDITIONS APPLICABLE
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8. The first floor windows coloured red on plan 4/1368/94 shall be permanently fitted with obscured glazing.

Reason: In the interests of residential amenity.

9. Full details of the type of obscure glazing required by conditions 7 and 8 shall be submitted and approved by the local planning authority prior to its installation.

Reason: In the interests of residential amenity.