

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1402/93

Burygrove Developments
51 Chambersbury Lane
Hemel Hempstead
Herts
HP3 8AZ

DEVELOPMENT ADDRESS AND DESCRIPTION
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Adjacent to 61 Belmont Road, Hemel Hempstead, Herts

TWO SEMI-DETACHED DWELLINGS

Your application for *full planning permission* dated 07.10.1993 and received on 15.10.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

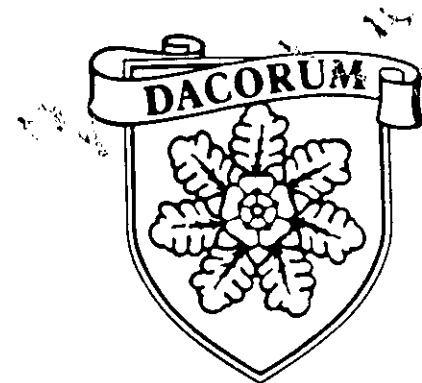
Director of Planning.

Date of Decision: 20.12.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1402/93

Date of Decision: 20.12.1993



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 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.

4. 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.

5. 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.

Reason: In the interests of highways safety.

6. Before the development is occupied the boundary fences, walls, hedges or other means of enclosure shall be constructed or planted in accordance with details to be first approved by the local planning authority and thereafter retained in accordance with details so approved.

Reason: To maintain and enhance visual amenity.

7. The first floor window in the flank elevations of the dwellings hereby permitted shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

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CONDITIONS APPLICABLE
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8. There shall be no further windows inserted within the flank elevations of the dwellings hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

9. The integral garages and parking spaces shown on the approved plans shall not be used primarily for any purpose other than the parking of vehicles incidental to the enjoyment of the dwellinghouse.

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