



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

Sampson Associates
Unit 1 Hobbs Court
2 Jacob Street
London
SE1 2BG

Applicant:
J D Wetherspoon PLC
Wetherspoon House
Reeds Crescent
Watford, Herts
WD1 1QH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00233/97/LBC

145 HIGH STREET BERKHAMSTED HERTS
SINGLE AND TWO STOREY EXTENSION, INTERNAL AND EXTERNAL
ALTERATIONS AND SIGNAGE

Your application for listed building consent dated 7 February 1997 and received on 17 February 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00233/97/LBC

Date of Decision: 23 September 1997

1. The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The fireplace shall be opened up only under the guidance of the Council's Head of Conservation and any works of alteration or restoration shall be submitted to and approved in writing by the local planning authority before any works commence.

Reason: To safeguard the historic character and appearance of the Listed Building.

3. The chimneys shall be exposed under the guidance of the Council's Head of Conservation and any works of alteration or restoration shall be submitted to and approved by in writing by the local planning authority before any such works commence.

Reason: To safeguard the historic character and appearance of the Listed Building.

4. All rain water goods shall be in cast iron and painted black, and thereafter they shall be retained in this condition.

Reason: To safeguard the appearance of the Listed Building.

5. No work shall be started on the laying of any floor finishes until details shall have been submitted to agreed in writing by the local planning authority following exposure of the existing floors.

Reason: To safeguard the appearance of the Listed Building.

6. The balusters of the staircase shall be the existing spindles supplemented where necessary with spindles of matching design, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the Listed Building.

7. Details of the roofing materials of the conservatory shall be submitted to and approved in writing by the local planning authority, and the roof shall be constructed using the materials as approved.

Reason: To safeguard the appearance and character of the Listed Building.

CONDITIONS APPLICABLE TO APPLICATION: 4/00233/97/LBC

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8. All works shall be carried out in accordance with the approved plans and the details set out in the letter from Sampson Associates dated 4 September 1997 ref. 2PL/LD/0409/1759/T and received by the local planning authority on 10 September 1997, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the Listed Building.

9. All replacement timber shall be second hand oak, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the historic character and appearance of the Listed Building.

10. The new windows in the side elevation shown on drawing no.1759/05H shall not be inserted until full details shall have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the historic character and appearance of the Listed Building.

11. No works shall be carried out until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.

12. Details of all works to existing timber beams shall be submitted to and approved in writing by the local planning authority before any works commence on site, and the works shall be carried out in accordance with the approved details.

Reason: To safeguard the historic character and appearance of the Listed Building.