



PLANNING

Agent:

CW AND RC SHRIMPLIN
11 CARDIFF ROAD
LUTON.
BEDS
LU1 1PP

Applicant:

NEVILLE TRUST LTD
NEVILLE HOUSE
MARSH ROAD
LUTON
BEDS
LU3 2RZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00389/97/FUL

**ALTERATIONS AND EXTENSION IN CONNECTION WITH CHANGE OF USE OF
GROUND FLOOR TO FUNERAL DIRECTORS PREMISES
75 MARLOWES, HEMEL HEMPSTEAD, HERTS, HP1 1LN**

Your application for full planning permission dated 14 March 1997 and received on 17 March 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 24 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00389/97/FUL

Date of Decision: 24 July 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the single storey rear extension hereby permitted shall match in size, colour and texture those used on the existing building.

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

3. The single storey side extension hereby permitted shall be constructed of white painted timber, glazed with grey Antisun safety glass, with a rendered brickwork plinth, painted to match the existing building or such other materials as may be agreed in writing with the local planning authority.

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

4. All new skirtings and architraves shall match those of the existing building both in style, profile and finish unless otherwise agreed in writing with the local planning authority.

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

5. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials and minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.).

Reason: In the interests of preserving the setting of the Listed Building and to ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: In the interests of preserving the setting of the Listed Building and to ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.