

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00475/00/FUL

**THE PENNYFARTHING, 296-298 HIGH STREET, BERKHAMSTED,
HERTFORDSHIRE, HP4 1AH**
TWO STOREY EXTENSIONS, INTERNAL ALTERATIONS TO INCREASE
LETTING ROOMS FROM 12 TO 18 WITH ONE STAFF ROOM AND BREAKFAST
ROOM

Your application for full planning permission dated 10 March 2000 and received on
16 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 13 June 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00475/00/FUL

Date of Decision: 13 June 2000

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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, and in the interests of the visual amenities of the Conservation Area.

3. The Cherry trees shown for retention on Drawing No. SK.003B shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

4. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, shall have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with the approved details and times.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. No development shall take place until the applicant, or their agents or

successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.