



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BURTON & ASSOCIATES LTD
183-185 MARSH ROAD
LEAGRAVE
LUTON

Applicant:
MR R MIAH
85 ALEXANDRA AVENUE
LUTON
BEDS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00599/98/FUL

38 HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8PB
RECONSTRUCTION AND EXTENSION OF BUILDING TO FORM GROUND FLOOR
RESTAURANT AND TWO FIRST FLOOR FLATS

Your application for full planning permission dated 31 March 1998 and received on 02 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00599/98/FUL

Date of Decision: 23 July 1998

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 used in the construction of the external surfaces of the development hereby permitted shall be salvaged from the site. Samples of any additional materials required shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in the materials specified by or approved under this condition.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The premises shall not be used for the sale of food or drink for consumption off the premises.

Reason: In the interests of highway safety and the amenity of nearby residents.

4. The premises shall only be open to customers between 6.00 pm and 11.00 pm.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

5. The means of extraction and filtration of cooking fumes and the air conditioning units shall be provided in accordance with the details shown on Drawing Nos 1804-1/06A, /01B and /11, and no other vents, ducts or air conditioning units shall be provided unless agreed in writing by the local planning authority.

Reason: In the interests of the visual amenity of the Conservation Area and the amenities of adjoining residents.

6. The development hereby permitted shall not be occupied until the arrangements for access and vehicle parking shown on Drawing No. 1804-1/01B shall have been provided, and the parking spaces shall not be used thereafter otherwise than for the purposes approved.

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

7. All windows and doors shall be constructed in timber and painted.

Reason: In the interests of the visual amenity of the Conservation Area.