



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

PAUL BURDESS ARCHITECT  
31 RINGSHALL  
BERKHAMSTED  
HERTS  
HP4 1ND

Applicant:

ACORN PHARMACY  
227-229 HIGH STREET  
BERKHAMSTED  
HERTS  
HP4 1AD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00642/98/FUL

256 HIGH STREET, BERKHAMSTED, HERTS, HP4 1AQ  
NEW SHOP FRONT, SINGLE STOREY REAR EXTENSION AND INTERNAL  
ALTERATIONS.

Your application for full planning permission dated 03 April 1998 and received on 07 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 August 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00642/98/FUL**

Date of Decision: 25 August 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. Notwithstanding the details shown on Drawing no. 338/P/L/03/C 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. These details shall include details of the materials to be used to construct the new steps, guardrail and railings to the rear of the building. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

**3. Notwithstanding the details shown on drawing no. 338/P/L/03/C all new external doors, windows, fascias and soffits shall be constructed of white painted timber unless otherwise agreed in writing with the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**4. No development shall take place until samples of the materials to be used to construct the car parking area to the rear of the extension 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 ensure a satisfactory appearance to the development.

**5. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority.**

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

**6. No development or demolition shall take place until a detailed method statement for all new groundworks has been submitted to and approved in writing by the local planning authority. The development or demolition hereby approved shall only take place in accordance with the detailed scheme approved pursuant to this condition.**

Reason: To safeguard archaeological remains on the site.