

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0784/91

The Vicar & Churchwardens  
St. John The Baptist Church  
C/O The Rev'd M Crow  
The Vicarage, High Street  
MARKYATE

Mrs P J Ward  
Chapel Farm  
Whipsnade, Dunstable  
Beds  
LU6 2LL

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Youth & Community Centre, Pickford Road, Markyate,

DEMOLITION OF HALL AND ERECTION OF TWO TOWN HOUSES (OUTLINE)

Your application for *outline planning permission* dated 03.06.1991 and received on 10.06.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

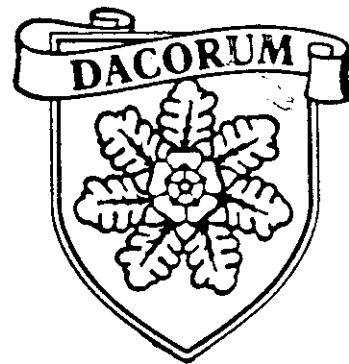
Director of Planning.

Date of Decision: 07.08.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0784/91

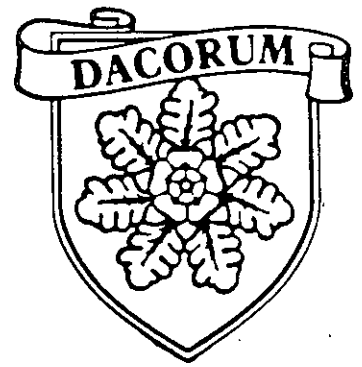
Date of Decision: 07.08.1991



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and boundary treatment and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
  - (i) The expiration of a period of five years commencing on the date of this notice.
  - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
4. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the (edge of the carriageway) within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the (carriageway) level.
6. The garage shall be set back a minimum of 5.5 m from the highway boundary.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.



2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. In the interests of highways safety.
4. In the interests of highways safety.
5. In the interests of highways safety.
6. In the interests of highways safety.
7. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.