



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

LESLIE GEAR AND ASSOCIATES
STUDIO HOUSE
COMMON ROAD
DUNSTABLE
BEDS
LU6 2NQ

Applicant:
MR & MRS NORTH
THE OLD CHEQUERS PUBLIC HOUSE
GADDESSEN ROW
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00881/98/FUL

NORTH COURT (AND REAR OF 66 HIGH STREET), BUCKWOOD ROAD,
MARKYATE, ST. ALBANS, HERTS, AL3
ERECTION OF TWO FLATS, DEMOLITION OF STORE AND CONSTRUCTION OF
SINGLE STOREY REAR EXTENSION.

Your application for full planning permission dated 31 March 1998 and received on 21 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00881/98/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. No work should be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

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 paving, service yard, car parking and all forms of hard landscaping shall be carried out in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before the development is commenced.

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

4. Notwithstanding the details on Drawing No. 1013/10 the new windows on the rear elevations of No. 66 High Street, Markyate shall be painted side hung timber casements without top hung vents.

Reason: To ensure a satisfactory appearance

5. Notwithstanding the details on Drawing No. 1013/10 all forms of fencing or means of enclosure shall be submitted to and approved by the local planning authority before development is commenced, and all approved details shall be implemented before the store is brought into use or the flats occupied, whichever shall occur first.

Reason: To ensure a satisfactory appearance.

6. The two flats hereby permitted shall not be occupied by anyone aged less than 60 years of age.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 1013/10 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. The silver birch tree shown for retention on the approved Drawing No. 1013/10 shall be protected during the whole period of site excavation and construction by the erection and retention of 1.2 metre high chestnut paling fencing located as indicated in green on the Drawing.

Reason: To provide protection of the tree during construction of the development in the interests of visual amenity.