



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

PONSFORD KING PARTNERSHIP  
THE PRIORY  
HIGH STREET  
REDBOURN  
HERTS  
AL3 7LZ

Applicant:

BELGRAVE PROPERTY DEVELOPMENTS LTD  
PO BOX 442  
BELGRAVE HOUSE  
ST ALBANS  
HERTS  
AL4 8DJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00949/97/FUL

2 GEORGE STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8JX  
PART DEMOLITION AND NEW TWO STOREY SIDE EXTENSION TO NO2  
GEORGE STREET. TWO NEW DWELLINGS, TRIPLE GARAGE AND  
CARPORTING (SCHEME 2)

Your application for full planning permission dated 3 June 1997 and received on 13 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 2 September 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00949/97/FUL**

Date of Decision: 2 September 1997

**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 ensure a satisfactory appearance to the development.

**3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.**

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

**4. The plans and particulars submitted in accordance with condition 3 above shall include details of the size, species, and positions or density of all trees and shrubs to be planted, and the proposed time of planting.**

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

**5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme which shall first have been agreed in writing with the local planning authority.**

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

**6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

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

**CONDITIONS APPLICABLE TO APPLICATION: 4/00949/97/FUL**

Date of Decision: 2 September 1997.

**7. The existing trees shown for retention on the approved Drawing No. 1007.12 Rev A 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.

**8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H  
Part 2 Classes A, B and C.**

Reason: In the interests of maintaining a satisfactory development.

**9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.**

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

**10. The development hereby permitted shall not be occupied until the arrangements for garages, vehicle parking, turning and access shown on Drawing No.1007.13 Rev B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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