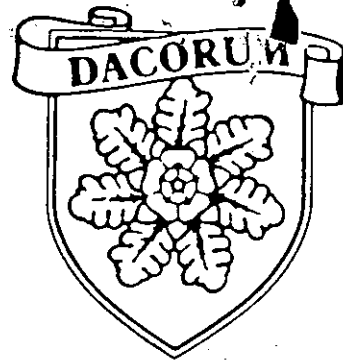


CONDITIONS APPLICABLE
TO APPLICATION: 4/0967/91

Date of Decision: 29.11.1991



1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this Notice.
2. The development hereby permitted shall not be occupied until the car parking and servicing areas shown on the approved plans have been constructed and hard surfaced. The car parking and servicing areas shall be retained for use at all times.
3. No work shall 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. The details of materials shall make provision for the use of natural slate on all new roof slopes.
4. All new and replacement windows shall be of painted timber and where indicated on the approved plans shall be sash windows.
5. No work shall be started on the development hereby permitted until details of materials to be used for the surfacing of the car parking and servicing areas shall have been submitted to and approved by the local planning authority and the development shall be carried out in the materials so approved.
6. Before development commences the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party walls (including those in the roof space) to provide resistance to the passage of airborne and structural borne sound between the proposed flats and shops. The report shall take into account:
 - (a) The presence or otherwise of airborne sound paths;
 - (b) the presence or otherwise of flanking transmission paths for sound;
 - (c) the density mass and thickness of separating walls, and
 - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as inbuilding of joist ends.

CONDITIONS APPLICABLE

TO APPLICATION: 4/0967/91 (Continued)

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in Condition (6) indicates are necessary to ensure the adequacy of sound insulation between separate units within the proposed development and between the development and adjoining property.
8. Any such scheme as may be agreed by the local planning authority under Condition (7) shall be carried out prior to occupation of the proposed flats.
9. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
10. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the following year.
11. Before any part of the development is first occupied cast iron or steel bollards shall be placed at a maximum of 1500 mm centres along the north eastern edge of the footpath described as "1200 path" on Plan Number 1083/C so as to prevent vehicles overhanging the footpath.
12. Before any part of the development is first occupied a facing brick wall, 1800 mm high, shall be erected along the whole of the south eastern boundary of the site and that wall and the existing wall along the northern boundary shall thereafter be retained.
13. No development shall take place until details of any alterations to the front elevations of the buildings shall have been submitted to and approved by the local planning authority and the alterations shall be carried out in accordance with the details as so approved.
14. Those parts of the development hereby permitted shown on Drawing Number 1083/C as the Fish and Chip Shop and the Pizza Shop shall not be open after 11 pm.

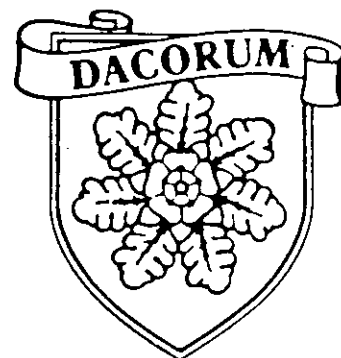
REASONS:

1. To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.
2. To ensure the provision of satisfactory off-street parking and servicing facilities.

CONDITIONS APPLICABLE

TO APPLICATION: 4/0967/91 (Continued)

3. To ensure the use of materials appropriate to the Conservation Area.
4. To ensure the use of materials appropriate to the Conservation Area.
5. To ensure the use of materials appropriate to the Conservation Area.
6. To ensure satisfactory sound insulation.
7. To ensure satisfactory sound insulation.
8. To ensure satisfactory sound insulation.
9. To maintain and enhance visual amenity.
10. To maintain and enhance visual amenity.
11. To ensure that the footpath is not obstructed by vehicles.
12. To ensure satisfactory screening of the parking area.
13. To ensure the design is appropriate to the Conservation Area.
14. To safeguard the residential amenity of the area.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0967/91

N Russo
1 Holywell Road
Studham
Beds

Leslie Gear & Associates
The Studio Common Road
Studham Dunstable
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

55-57 High Street Markyate

CHANGE OF USE OF FISH & CHIP SHOP, FLAT & HOUSE TO TWO HOT FOOD SHOPS, SHOP & 3
FLATS, EXTENSIONS & CAR PARK

Your application for *full planning permission* dated 25.06.1991 and received on
09.07.1991 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 29.11.1991

(encs. - Conditions and Notes).