



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

A LAMBERT
94A LONDON RPOAD
ST ALBANS
HERTS
AL1 1NX

Applicant:

MAXGATE PROPERTIES LTD
11 CATTIMORE ROAD
WHEATHAMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00991/98/FUL

84, 84A & 84B, HIGH STREET, MARKYATE, ST. ALBANS, HERTS
DEMOLITION OF PART OF EXISTING BUILDINGS & CONVERSION OF
REMAINDER INTO 6NO RESIDENTIAL UNITS

Your application for full planning permission dated 08 June 1998 and received on 10 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00991/98/FUL

Date of Decision: 05 November 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 development shall take place until samples of the materials to be used in the construction of the external surfaces (including the courtyard and the access) 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: In the interests of the visual amenities of the Conservation Area.

3. Details of the proposed conservatory to Unit 5 shall be submitted to and approved in writing by the local planning authority prior to any works commencing on this unit.

Reason: To safeguard the appearance of the building.

4. No work shall be started on the development hereby permitted until details of the three proposed new doors on the front elevation shall have been submitted to and approved in writing by the local planning authority. The new timber sash windows indicated for the first floor front elevation shall be sliding sash windows and shall be single glazed. All new windows, doors and garage doors shall be constructed in timber and painted in a colour which shall have been approved in writing by the local planning authority, and thereafter shall be retained in this condition.

Reason: To safeguard the appearance of the Conservation Area.

5. Details of the balconies shall be submitted to and approved in writing by the local planning authority prior to commencement of work on site.

Reason: To safeguard the appearance of the building.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. TL:9819:03 Rev A 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.

7. 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 windows, dormer windows, roof lights, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

8. The development hereby permitted shall not be occupied until the bin store area shown on Drawing No. TL:9818:03 Rev A has been provided in accordance with details which shall previously have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development.

9. Before the development hereby permitted commences on the site a preliminary soil survey of the site, the extent of which shall be agreed in writing by the local planning authority, shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such degree as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

10. No UPVC rainwater goods shall be used or attached to the building as part of the development hereby approved.

Reason: To safeguard the appearance of the Conservation Area.