

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
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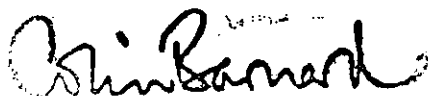
CLASSIC HOMES (HERTS) LTD  
C/O DAVID LANE ASSOCIATES  
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01003/99/FUL

BAPTIST CHURCH, BUCKWOOD ROAD, MARKYATE, ST. ALBANS, HERTS  
DEMOLITION OF MEETING ROOM AND TOILET SIDE EXTENSIONS AND  
ERECTION OF MANSE AND LINK SECTION

Your application for full planning permission dated 24 May 1999 and received on 01 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 21 October 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01003/99/FUL**

Date of Decision: 21 October 1999

**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 walls and roofs of the development shall 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. The dwelling hereby permitted shall not be occupied at any time other than by a person associated with Markyate Baptist Church.**

Reason: The close proximity of the church toilet facilities and the link with the church building make the dwelling unsuitable for independent residential occupation.

**4. 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, 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.

**5. The dwelling hereby permitted shall not be occupied until the allocated parking spaces on the adjoining residential site the subject of planning application 4/1004/99FUL shall have been provided, and thereafter those spaces shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling.**

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

**6. 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: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

**7. No development shall take place until full details of both hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. These details shall include means of enclosure and pedestrian access, and the works shall be carried out as approved before the dwelling is occupied.**

Reason: To ensure a satisfactory development.

**8. The trees shown for retention on the approved Drawing No. TL 9811 04 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.

**9. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. TL 9811 04 Rev A.**

Reason: In order to ensure that damage does not occur to the trees during building operations.