

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01004/99/FUL

ADJ. BAPTIST CHURCH, BUCKWOOD ROAD, MARKYATE, ST. ALBANS,  
HERTS  
ERECTION OF SIX TERRACED DWELLINGS WITH NEW ACCESS AND  
PARKING PROVISION

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: 4/01004/99/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 proposed to be used on the external walls and roofs of the development shall have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: In the interests of the visual amenities of the Conservation Area.

**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. These details shall include means of enclosure, car parking layout, pedestrian access, hard surfacing materials (including surfacing of the public footpath adjoining the eastern boundary of the site), refuse storage units and lighting.**

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

**4. 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 agreed with the local planning authority.**

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

**5. 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.

**6. Soft landscape works shall include schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.**

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

**7. The scheme of enclosure indicated on the approved Drawing No. TL: 9811:06 shall be provided at the same time as the buildings to which the enclosures relate are constructed.**

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

**8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. TL:9811:06 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.

**9. 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.

**10. The development shall not be brought into use until the proposed access/crossover has been constructed.**

Reason: In the interests of highway safety and amenity.

**11. Concurrent with the construction of the access, visibility splays of 2.4 m x 90 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above the carriageway level.**

Reason: To provide adequate visibility for drivers entering or leaving the site.

**12. One of the parking spaces within those allocated for visitor use as shown on Drawing No. TL 9811 06 shall be designed and provided as a disabled parking bay. It shall be constructed to measure 4.8 m by 3.6 m and it shall be marked on the ground with the standard sign for disabled parking.**

Reason: To ensure satisfactory provision of disabled parking facilities.