



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CLARKE AND WHALEN
60B HIGH STREET
HARPENDEN
HERTS
AL5 2SL

Applicant:
MRS A T BROOKS
20 ROUNDWOOD PARK
HARPENDEN
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01181/97/FUL

2 PICKFORD ROAD, MARKYATE, ST. ALBANS, HERTS, AL3 8RU
DEMOLITION OF BUILDINGS, ERECTION OF TWO HOUSES

Your application for full planning permission dated 23 July 1997 and received on 24 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01181/97/FUL

Date of Decision: 15 October 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. The development hereby permitted shall not be occupied until the access and parking arrangements shall have been provided in accordance with the details shown on Drawing Number 4417/04B, and the garage and parking spaces shall be kept available at all times thereafter for the purpose of parking of vehicles.

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

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 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 the residential amenities of the occupants of adjoining properties.

5. Before the development hereby permitted commences on the site, a soil survey of the site 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, or a statement that no such decontamination is deemed to be necessary, 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.