



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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DAVID LANE ASSOCIATES
3 COLLEGE STREET
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Applicant:

PERIOD HOUSE LTD
C/O DAVID LANE ASSOCIATES
3 COLLEGE STREET
ST ALBANS
HERTS
AL3 4PW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01256/97/LBC

CAVENDISH HOUSE, HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3
8PB
CONVERSION TO FORM 4 DWELLINGS, DEMOLITION OF SMALL
OUTBUILDING AND PROVISION OF BREACH IN WALL TO CAVENDISH ROAD

Your application for listed building consent dated 05 August 1997 and received on 06 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01256/97/LBC

Date of Decision: 05 March 1998

1. The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. Prior to commencement of any works on the former stable building, details of all new windows, roof lights and doors shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the listed building.

3. Prior to commencement of any work on site, samples of materials to be used for the external works and surface of the parking and drive areas shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of preserving the appearance and character of the listed building.

4. Prior to any demolition taking place on site, details of the external walls to the kitchen of Unit 2 and bathroom of Unit 1 and the roofs of these units, including materials, shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the listed building.

5. No internal doors shall be removed unless agreed in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the listed building.

6. All skirting, dados and cornices shall be retained and where replaced/refixed shall exactly match the original.

Reason: In the interests of preserving the character and appearance of the listed building.

7. All plasterwork shall be protected from vibration and accidental damage during building work in accordance with details which shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works. The approved measures shall be put in place prior to the commencement of any works.

Reason: In the interests of preserving the character and appearance of the listed building.

building.

8. Details of all new glass shall be submitted to and approved in writing by the local planning authority prior to its installation.

Reason: In the interests of preserving the character and appearance of the listed building.

9. Details of the shower area on the ground floor of Unit 3, including the location of all pipework, shall be submitted to and approved in writing by the local planning authority before any work is commenced on this Unit.

Reason: In the interests of preserving the character and appearance of the listed building.

10. The exact location of all new meter boxes and their external appearance shall be submitted to and approved in writing by the local planning authority prior to their installation.

Reason: In the interests of preserving the character and appearance of the listed building.

11. Notwithstanding the details of the new window to bedroom 1 shown on Drawing No TL/9739/02, there shall be no horns on the window.

Reason: In the interests of preserving the character and appearance of the listed building.

12. Details of all new rainwater goods, including soil vent pipes and pipework and their location, shall be submitted to and approved in writing by the local planning authority. All such goods shall be in cast iron or aluminium and painted black, and thereafter shall be retained in these materials and colour.

Reason: In the interests of preserving the character and appearance of the listed building.

13. Details of any new floorboards or alterations to existing floorboards shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the listed building.

14. All new doors and windows shall be constructed in painted softwood and in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character and appearance of the listed building.

15. Prior to the commencement of any internal works, vertical section details of dado and panelling in the lounge to Unit 1 shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character of the listed building.

16. All works hereby authorised shall be carried out strictly in accordance both with the approved drawings and with the details approved under the conditions of this consent.

Reason: To safeguard the character and appearance of the listed building.