

Dacorum Borough Council

Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



A P WHITELEY ARCHITECTURAL CONSULTANT
BRAMBLE COTTAGE
VALLEY ROAD
STUDHAM
DUNSTABLE, BEDS
LU6 2NN

PRUDENS BAKERY
75 HIGH STREET
MARKYATE
ST ALBANS
HERTS
AL3 8JQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01332/98/FUL

REAR OF 75, HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8JG
DETACHED BUILDING FOR NEW BAKERY, DEMOLITION OF GARAGES AND
OUTBUILDINGS, NEW EXTERNAL STAIRCASE

Your application for full planning permission dated 23 July 1998 and received on 27 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01332/98/FUL

Date of Decision: 26 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 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. The window at first floor level in the east elevation of the building hereby permitted shall be non-opening unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the amenity of adjoining residents.

4. 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, hard surfacing materials, and refuse or other storage units.

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

5. Soft landscape works shall include planting plans; 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.

6. All hard and soft landscape works shall be carried out in accordance with the approved details before any part of the development hereby permitted is brought into use.

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

7. 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.

8. All structures shown coloured green on Drawing No. PRU/9702/05 shall be demolished and the materials removed from the site within 56 days of the development hereby permitted being brought into use.

Reason: To enable the required car parking to be provided and to safeguard the amenities of the adjacent residents and the Conservation Area.

9. The development hereby permitted shall not be brought into use until the arrangements for vehicle parking shown on Drawing No. PRU/9702/05 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.

10. No development or demolition shall commence until the applicant has submitted a scheme for recording of archaeological features for the written approval of the local planning authority and has secured the implementation of such a scheme.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

11. No external ventilation or extraction systems shall be installed anywhere in the development hereby permitted.

Reason: In the interests of the amenity of adjoining residents.

12. Notwithstanding the Drawing No. PRU/9702/05, no external staircase shall be provided to the first floor flat over No. 75 High Street.

Reason: To safeguard the amenities of the local residents and for the avoidance of doubt.