

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1336/94

McKay & Co (Developments) Ltd
The Octagon
2 St Peters Road
Hammersmith
London

Sidell Gibson Partnership
Fitzroy Yard
Fitzroy Road
London
NW1 8TP

DEVELOPMENT ADDRESS AND DESCRIPTION
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Former Castle PH, Junction Castle St and Mill St, Berkhamsted

REFURBISHMENT AND CHANGE OF USE OF EXISTING BUILDING TO DWELLING AND ERECTION OF
FOUR THREE STOREY TERRACE HOUSES AND PARKING

Your application for *full planning permission* dated 10.10.1994 and received on
14.10.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 01.12.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1336/94

Date of Decision: 01.12.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

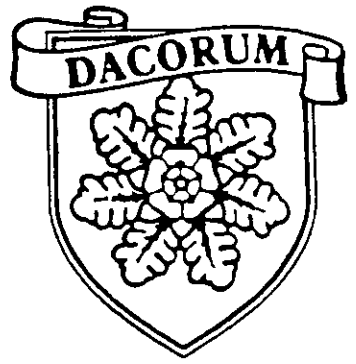
Reason: To maintain and enhance visual amenity.

5. The development hereby permitted shall not be occupied until the arrangements for vehicular parking and turning shown on Drawing No. 265/001 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.

6. Before the development hereby permitted is occupied, the boundary walls, railings or other means of enclosure shall be constructed in accordance with details which shall have been submitted to and approved by the local planning authority, and thereafter retained in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1336/94

Date of Decision: 01.12.1994

7. No work shall be started on the development hereby permitted until details of materials to be used for the courtyard and car parking area shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

8. A schedule of works for the repair of those parts of the Listed Building shown on the plans hereby permitted to be retained shall be submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory development.

9. Those parts of the Listed Building to be retained, as shown on the plans hereby permitted, shall be repaired in accordance with the schedule of works approved by the local planning authority in accordance with condition 8 prior to the occupation of the four terraced houses hereby permitted.

Reason: To ensure a satisfactory development.

10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or alteration to the walls or roofs of the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.