



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

KEYMER CAVENDISH & QUINLAN
8 STATION COURT
GREAT SHELFORD
CAMBRIDGE
CAMBS
CB2 5LR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01471/98/FUL

HARTS MOTORS, 123 HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3
RENEWAL OF PLANNING PERMISSION 4/957/93 (REDEVELOPMENT FOR 4
FLATS, 5 ELDERLY PERSONS FLATS AND OFFICES (OUTLINE))

Your application for full planning permission dated 17 August 1998 and received on 19 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 23 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01471/98/FUL

Date of Decision: 23 October 1998

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

5. 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.

6. 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.

7. That part of the development hereby permitted to be used for purposes falling within Class A2 of the Schedule to the Town and Country Planning (Use Classes Order) 1987 shall not exceed 65 sq m gross floor area.

Reason: For the avoidance of doubt.

8. Not less than five of the two bedroom flats forming part of the development hereby permitted shall be occupied by at least one person aged 55 or over.

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