

Dacorum Borough Council
Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR A P WHITELEY
BRAMBLE COTTAGE
VALLEY ROAD
STUDHAM
BEDS
LU6 2NN

MR & MRS WOOLSEY
41-43 HIGH STREET
MARKYATE
ST ALBANS
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01516/00/FUL

41 - 43 HIGH STREET, MARKYATE, ST. ALBANS, HERTS
CHANGE OF USE FROM SHOP WITH RESIDENTIAL ACCOMMODATION TO
TWO SEMI-DETACHED HOMES WITH TWO CAR PORTS TO REAR

Your application for full planning permission dated 18 August 2000 and received on 21 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble.

Development Control Manager

Date of Decision: 09 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01516/00/FUL

Date of Decision: 09 November 2000

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 on the car ports hereby approved until samples of the materials to be used in the construction of their external surfaces shall have been submitted to and approved in writing by the local planning authority. The car ports shall be constructed in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area and to safeguard the character and appearance of the Listed Building.

3. No development relating to the construction of the car ports hereby approved shall take place until a scheme of protective fencing for the existing yew tree shown on the approved drawings in accordance with BS 5837:1991 'Trees in relation to construction' shall have been submitted to and approved in writing by the local planning authority. The scheme shall show the protective fencing at a radius of 6 m from the centre of the tree. The protective fencing shall be erected in accordance with the approved plans before any equipment, machinery or materials are brought onto the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the protected area no excavation shall take place nor shall the surface be built up for the purposes of hardsurfacing, and only repairs to the existing hardsurfacing area within this area shall take place in connection with the car ports hereby approved.

Reason: In order to ensure that damage does not occur to the yew tree (which is protected by a Tree Preservation Order) during building operations.

4. Notwithstanding the details shown on the approved drawings, this planning permission does not extend to the proposed dwelling house.

Reason: For the avoidance of doubt.

5. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles shall have been provided within the curtilage of the site in accordance with the approved drawings.

Reason: In the interests of highways safety.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1 and 38

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 2, 7, 8, 9, 10, 42, 54, 94, 109 and 110

Part 5 Environmental Guidelines

Sections 2, 6 and 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 2, 7, 9, 10, 11, 46, 59, 100, 115 and 116

Part 5 Environmental Guidelines

Sections 2, 6, and 13