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**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



KJM TODD ASSOCIATES LTD
STAPLE HOUSE
ELEANORS CROSS
DUNSTABLE
BEDS
LU6 1SU

MR & MRS D RUSSELL
GREENACRE
STUDHAM LANE
DAGNALL NR. DUNSTABLE
BEDS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02113/99/FUL

**EX TRIDENT CAR SALES, HICKS ROAD, MARKYATE, ST. ALBANS, HERTS
CHANGE OF USE TO B1 AND FIRST FLOOR EXTENSION**

Your application for full planning permission dated 02 December 1999 and received on 09 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 25 February 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02113/99/FUL

Date of Decision: 25 February 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. Subject to the provisions of Condition 3, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the roof of the development hereby permitted shall 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 development hereby permitted shall be constructed using white timber window frames, black fascia boards and timber work, timber joinery, cream render and black rainwater goods, unless otherwise agreed in writing by the local planning authority.

Reason: To accord with the terms of the submitted application and in the interests of the visual amenities of the conservation area.

4. No windows other than those shown on the approved Drawing No. 2359-MM-1.A shall be inserted in the building or any part of it (including the roof).

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

5. The roof lights hereby permitted shall be flush fitting.

Reason: In the interests of the visual amenities of the Conservation Area.

6. The development shall not be brought into use until the proposed access and crossover shall have been constructed (and the existing access closed) and the footway shall have been reinstated.

Reason: In the interests of highway safety and amenity.

7. The building shall not be occupied until the parking area shown on Drawing No. 2359-MM-1.A shall have been properly laid out, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

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

8. 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. These details shall include boundary treatment, hard surfacing materials and planting plans, noting species, plant sizes and proposed numbers.

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

9. All hard and soft landscape works and boundary treatment 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.

10. 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.