

Dacorum Borough Council Planning and Regeneration

The Forum
Marlowes
Hemel Hempstead
Herts HP1 1DN



AITCHISON RAFFERTY
154 HIGH STREET
BERKHAMSTED
HERTS
HP4 3AT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00867/17/OPA

235 - 245, MARLOWES, AND 1 SELDEN HILL, HEMEL HEMPSTEAD, HP1
CHANGE OF USE OF 2ND AND 3RD FLOORS OF EXISTING BUILDING.

Your application for dated 31 March 2017 and received valid on 11 April 2017 has been **GRANTED** subject to the conditions overleaf.

A handwritten signature in black ink that reads 'James Doe'.

Assistant Director Planning Development and Regeneration
Date of Decision Notice: 17 May 2017

CONDITIONS APPLICABLE TO APPLICATION: 4/00867/17/OPA

Date Decision Made: 17 May 2017
Date Decision Dispatched: 17 May 2017

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Part 3 of Schedule 2, Class O, of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended.

- 2 **The development hereby permitted shall not be carried out other than in accordance with the following approved plans/documents: E012 Rev. D & NcE001 & 013 Rev. F.**

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 **Prior to the commencement of any demolition, clearance, building or other works at the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, specifying:**

- a) Construction vehicle numbers, type, routing;
- b) Traffic management requirements;
- c) Construction and storage compounds (including areas designated for car parking);
- d) Provision of sufficient on-site parking;
- e) Post construction restoration/reinstatement of the working areas and any temporary access to the public highway.
- f) Any proposal for fencing of a site compound. (Thereafter the compound and fencing shall be retained until building and clearance work has been completed).

Subsequently, the development shall be carried out in accordance with approved details in this regard.

Reason: In the interests of highway safety, in accordance with the criteria of Part 3 of Schedule 2, Class O, of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended.

- 4 **Prior to the first occupation of the development hereby permitted full details, on suitably scaled plans, of the proposed refuse storage and collection strategy shall be submitted to and approved in writing by the local planning authority. Subsequently, the development shall be carried out and retained in accordance with these approved details.**

Reason: In the interests of highway safety, in accordance with the criteria of Part 3 of Schedule 2, Class O, of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended.

The proposed development is permitted development in accordance with Part 3 of Schedule 2, Class O, of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and prior approval of the transport and highways impacts of the development, contamination risks on the site, flooding risks on the site and impacts of noise from commercial premises on the intended occupiers of the development is required from the Local Planning Authority and is given.