

Dacorum Borough Council Planning and Regeneration

The Forum
Marlowes
Hemel Hempstead
Herts HP1 1DN



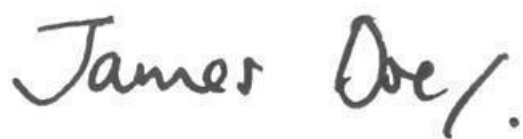
James Holmes
AITCHISON RAFFERTY
154 HIGH STREET
BERKHAMSTED
HERTS
HP4 3AT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/03125/16/MFA

239-245, MARLOWES, HEMEL HEMPSTEAD, HP1
CONSTRUCTION OF 10 RESIDENTIAL FLATS.

Your application for full planning permission dated 16 November 2016 and received valid on 21 November 2016 has been **GRANTED** subject to the conditions overleaf.



Assistant Director Planning Development and Regeneration
Date of Decision Notice: 20 February 2017

CONDITIONS APPLICABLE TO APPLICATION: 4/03125/16/MFA

Date Decision Made: 20 February 2017

Date Decision Dispatched: 20 February 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 Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out other than in accordance with the following approved plans/documents: E010 Rev. F & E011 Rev. E & E012 Rev. D & E013 Rev. D & E014 Rev. D & E030 Rev. D & E032 & E033 & E040 Rev. D & E050 Rev. D & NcE001 & 010 Rev. F & 011 Rev. F & 012 Rev. F & 013 Rev. E & 014 Rev. F & 015 Rev. F & 016 Rev. E & 030 Rev. F & 032 Rev. A & 033 Rev. C & 040 Rev. E & 050 Rev. F.**

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

- 3 Prior to the construction of the building hereby permitted full specifications of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Subsequently, development shall be carried out and retained in accordance with these approved details.**

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies CS11 and CS12 of the Dacorum Core Strategy 2013.

- 4 Prior to the first occupation of the building 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 appropriate refuse storage and collection and community safety, in accordance with Policy 129 of the Dacorum Local Plan 2004 and Policy CS12 of the Dacorum Core strategy 2013.

- 5 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 Policies CS8 and CS9 of the Dacorum Core Strategy 2013 and Policy 51 of the Dacorum Local Plan 2004.

- 6 Prior to the first occupation of the building hereby permitted full details, on suitably scaled plans, of external lighting and CCTV points 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 interest of community safety, in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

- 7 Prior to the first occupation of the building hereby permitted full specifications and details, on suitably scaled plans, of the proposed roof-mounted plant machinery and internal lift shafts 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 interest of the living conditions of the future occupants of the approved building, in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

You have the right to appeal against Conditions attached to Planning Permission

The period for appeal is six months from the date of the Decision Notice.

Appeals are dealt with by the Planning Inspectorate. Appeal forms are available from The Planning Inspectorate, Environment Appeals Team, 3/06 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN 0303 444 5000

email: enquiries@planninginspectorate.gsi.gov.uk

Appeal forms and guidance can be downloaded from the Planning Inspectorate's web-site: www.planning-inspectorate.gov.uk

Online appeals support
email: pcs@pins.gsi.gov.uk

Community Infrastructure Levy (CIL)

Dacorum Borough Council is a Charging Authority under the CIL Regulations 2010 (as amended) It is your responsibility to submit information to the Council that will enable it to determine whether your development may be CIL liable. You should do this through the submission of a CIL Additional Information Form to the Strategic Planning and Regeneration (Infrastructure) Officer, Civic Centre, Marlowes, Hemel Hempstead or by email to cil@dacorum.gov.uk **within the next 7 days**. If you fail to provide this information we will make assumptions on your CIL charges based on the information provided. This may result in higher charges being applied to your site and delay in the implementation of your planning permission.

It is in your interest to follow the procedures set out in the CIL Regulations 2010 (as amended) in order to establish an appropriate charge and prevent the inclusion of surcharges on future Liability Notices.

If you have already submitted the CIL Additional Information form to the Council as part of the planning application process the Borough Council's Strategic Planning and Regeneration (Infrastructure) Officer and have been advised that the scheme is liable you will be sent a draft Liability Notice in due course.

The CIL Additional Information form and other CIL forms can be located at:
www.dacorum.gov.uk/home/planning-development/planning-applications/applying-for-planning-permission/application-forms

You can find out more about CIL and its implications at www.dacorum.gov.uk/cil or by contacting either Robert Freeman (01442 228663) or Heather Overhead (01442 228083)

Purchase Notices

If either the Borough Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development or works that have been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensation

In certain circumstances, compensation may be claimed for the Borough Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of an application to him. These circumstances are set out in Parts VI and VIII and related provisions of the Town and Country Planning Act 1990 and Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Building Regulations

This decision notice is not an approval under the Building Regulations, for which separate application may be required. Further information can be obtained from the Building Control Service Unit (01442 228587).

Control of Pollution Act

When arranging building works both the employer and the builder are responsible for works being undertaken within the hours of construction of the Control of Pollution Act 1974:

<https://www.dacorum.gov.uk/home%5Cenvironment-street-care/environmental-health/noise/noise-from-construction-sites>

This application was supported by the following:

CIL

LOCATION PLAN

EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SUSTAINABILITY STATEMENT