

# Dacorum Borough Council Planning and Regeneration

The Forum  
Marlowes  
Hemel Hempstead  
Herts HP1 1DN



AITCHISON RAFFERTY  
154 HIGH STREET  
BERKHAMSTED  
HERTS  
HP4 3AT

INVESTRE / PELHAM ASSOCIATES LTD

TOWN AND COUNTRY PLANNING ACT 1990

## **APPLICATION - 4/00166/18/FUL**

**239-245 & 1 SELDEN HILL, MARLOWES, HEMEL HEMPSTEAD, HP1**  
IMPROVEMENTS TO ELEVATIONS OF EXISTING BUILDING

Your application for full planning permission dated 16 January 2018 and received valid on 17 January 2018 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: 16 March 2018

## CONDITIONS APPLICABLE TO APPLICATION: 4/00166/18/FUL

Date Decision Made: 16 March 2018

Date Decision Dispatched: 16 March 2018

- 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 be carried out in accordance with the following approved plans/documents:**

NcE001  
010 Revision J  
011 Revision K  
012 Revision K  
013 Revision J  
014 Revision J  
015 Revision I  
016 Revision I  
030 Revision I  
032 Revision C  
033 Revision F  
040 Revision H

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

### **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](mailto:enquiries@planninginspectorate.gsi.gov.uk)

Appeal forms and guidance can be downloaded from the Planning Inspectorate's web-site: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

Online appeals support  
email: [pcs@pins.gsi.gov.uk](mailto: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](mailto: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](http://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](http://www.dacorum.gov.uk/cil) or contact us by email at [CIL@dacorum.gov.uk](mailto:CIL@dacorum.gov.uk).

### **Creating a New Postal Address**

Please be advised that if you are creating a new commercial or residential postal address you must notify Dacorum Borough Council, Address Management Department at commencement of works. This can be done on line at <http://www.dacorum.gov.uk/home/planning-development/street-naming-and-numbering> or by email at [address.management@dacorum.gov.uk](mailto:address.management@dacorum.gov.uk)

### **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:**

site location plan

design and access statement

3D image

batch 1 :

010 J

011 K

012 K

013 J

014 J

015 I

016 H

030 I

032 C

033 F

040 H

batch 2 :

012K

013J

014 J

015 J

016 I

030 I

032 C

033 F

056 A

batch 3 :

E010 F

E011 E

E012 D

E013 D

E014 D

E030 D

E032

E033

E040 D

E050 D  
batch 4:  
A010 F  
A011 F  
A012 F  
A013 E  
A014 F  
A015 F  
A016 E  
A030 F  
A032 A  
A033 C  
A040 E  
A050 F