

Dacorum Borough Council Planning and Regeneration

Civic Centre Marlowes
Hemel Hempstead
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Parkway Business Park
Parkway Rise
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02347/16/FUL

1 ALLDICKS ROAD, HEMEL HEMPSTEAD, HP3 9JJ

FIRST FLOOR SIDE EXTENSION AND CONVERSION OF SINGLE DWELLING
INTO TWO HOUSES (1 X 2 BED AND 1 X 3 BED).

Your application for full planning permission dated 25 August 2016 and received
valid on 25 August 2016 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: 07 November 2016

CONDITIONS APPLICABLE TO APPLICATION: 4/02347/16/FUL

Date Decision Made: 07 November 2016

Date Decision Dispatched: 07 November 2016

- 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with CS12 of the Adopted Core Strategy.

- 3 No development shall take place until details of facilities for the storage of refuse shall have been submitted to and approved in writing by the local planning authority. The approved facilities shall then be provided before the development is first brought into use and they shall thereafter be permanently retained unless otherwise agreed in writing with the local planning authority.**

Reason: To accord with saved Policy 129 of the Dacorum Borough Local Plan 1991-2011.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed without the prior written approval of the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings to protect neighbour amenity in accordance with CS12 of the Adopted Core Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:**

J13 011A 100 - Location and Site Plans

J13 011A 101 - Existing Plans

J13 011A 102 B - Proposed Plans

J13 011A 200 - Existing Elevations

J13 011A 201 A - Proposed Elevations

J13 011A 701 - Design and Access Statement

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

Article 35 Statement

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) (Amendment No. 2) Order 2015.

This application was supported by the following:

red outline

CIL

Plans