

**Dacorum Borough Council**  
**Planning and Regeneration**  
Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



Mr Farris  
39 Elstree Road  
Hemel Hempstead  
Hertfordshire  
HP2 7PH

Mrs Ford  
28 North Common  
Redbourn  
St. Albans  
Hertfordshire  
AL3 7BU

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00325/16/FUL**

**LAND ADJ 20 CODICOTE ROW, HEMEL HEMPSTEAD, HP2 7JE**  
PART CONVERSION OF EXISTING STRUCTURE AND PART NEW BUILD TO  
FORM 2X TWO BED, TWO STOREY DWELLINGS AND ASSOCIATED PARKING

Your application for full planning permission dated 10 February 2016 and received  
valid on 11 February 2016 has been **GRANTED** subject to the conditions overleaf.

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

Assistant Director Planning Development and Regeneration  
Date of Decision Notice: 07 April 2016

## CONDITIONS APPLICABLE TO APPLICATION: 4/00325/16/FUL

Date Decision Made: 07 April 2016

Date Decision Dispatched: 07 April 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 policy CS12 of the adopted Core Strategy.

- 3 Prior to the commencement of development, a plan showing the how pedestrian visibility splays of 2 m x 2 m shall be provided by means of lowering the height of the existing boundary fencing. Before any part of the development is first brought into use, the agreed fencing shall be installed and it shall thereafter be maintained, on both sides of the entrance to the site. The agreed fencing shall be maintained to the maximum height agreed.**

Reason: In the interests of achieving acceptable visibility splays to ensure highway safety in accordance with policy CS8 of the Core Strategy.

- 4 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 Policy 129 of the Dacorum Borough Local Plan 1991-2011.

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

**P01B**

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

### Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. 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.

### **Further information about your planning decision**

If you wish to have an explanation of the reasons for the Council's decision, please contact the Development Management Service Unit on 01442 228379. A meeting can be arranged if necessary.

### **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/app/](http://www.dacorum.gov.uk/home/planning-development/planning-applications/app/)

[ying-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 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 Form

Design and Access Statement

P01B