

**Dacorum Borough Council  
Planning and Regeneration**

The Forum  
Marlowes  
Hemel Hempstead  
Herts HP1 1DN



Prestige Projects Management Ltd - Mr Clarke  
3 Marlowes Court  
67 Marlowes  
Hemel Hempstead  
HP1 1LE

Mr & Mrs Guiton  
105 Cherry Orchard  
Hemel Hempstead  
Herts  
HP1 3NJ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/03264/17/FUL**

**105 CHERRY ORCHARD, HEMEL HEMPSTEAD, HP1 3NJ**  
NEW THREE BED DWELLING

Your application for full planning permission dated 20 December 2017 and received valid on 21 December 2017 has been **GRANTED** subject to the conditions overleaf.

A handwritten signature in black ink that reads 'James Doe.' The signature is written in a cursive, slightly slanted style.

Assistant Director Planning Development and Regeneration  
Date of Decision Notice: 19 February 2018

## CONDITIONS APPLICABLE TO APPLICATION: 4/03264/17/FUL

Date Decision Made: 19 February 2018  
Date Decision Dispatched: 19 February 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 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.

- 3 No development shall take place until details of all means of enclosure within and around the site whether by means of walls, fences or hedges shall be submitted to and approved in writing. Such enclosures should include any measures to prevent unauthorised access from the drive and parking area to the public footpath to the south of the site. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.**

Reason: To ensure a satisfactory appearance to the development and to assist in the prevention of crime in accordance with policies CS12 and CS13 of the Core Strategy.

- 4 The development, hereby permitted, shall not commence until a drive specification has been submitted to and approved in writing by the local planning authority. This specification shall set out details of the materials to be used in its construction, gradient and any surface water drainage system. The access and drive shall be provided in accordance with the approved details prior to occupation and shall be thereafter be retained.**

Reason:In the interests of highways safety

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

**PL001  
PL002  
PL003  
PL004**

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

### Article 31

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.

### **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:**

PL001

PL002  
PL003  
PL004