

Dacorum Borough Council

Planning and Regeneration

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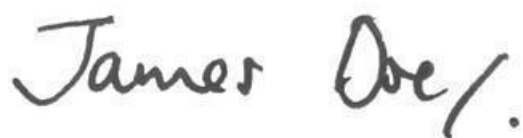
TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02295/18/FUL

6 THE HOLT, HEMEL HEMPSTEAD, HP2 4LF

DEMOLITION OF SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING AND CONSTRUCTION OF A TWO BED DWELLING WITH ASSOCIATED LANDSCAPING

Your application for full planning permission dated 10 September 2018 and received valid on 11 September 2018 has been **GRANTED** subject to the conditions overleaf.



Assistant Director Planning Development and Regeneration
Date of Decision Notice: 20 November 2018

CONDITIONS APPLICABLE TO APPLICATION: 4/02295/18/FUL

Date Decision Made: 20 November 2018

Date Decision Dispatched: 20 November 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:**

**Design and Access Statement, September 2018 DA/1453/PA/-
P/01 Rev D
P/001**

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

- 3 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 Core Strategy (2013).

- 4 All planting, seeding or turfing and soil preparation shall be carried out in the first planting and seeding seasons and any trees or plants which within a period of five years from this date die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure proper reinstatement of the site and implementation of the agreed landscape details in the interest of the amenity value of the development; in accordance with Saved Policies 99 and 100 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013).

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 (paragraph 41) 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

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.

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 contact us by email at 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

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:

Design and Access Statement

P/001 Existing Plans

P/01 Rev D Proposed Plans