

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

THE DISTRICT COUNCIL OF Dacorum

IN THE COUNTY OF HERTFORD

To: Mr W Brooks Richard I Onslow
Woodland Rise The Old School
Studham High Road
Beds Soulbury Nr Leighton Buzzard

E 102551 N. 8 N. 0 0 0 0 0

**CONVERSION AND EXTENSION TO BARN TO FORM DWELLING
AND ERECTION OF DOUBLE GARAGE (REVISED)**
at **ADJOINING RIVERVIEW, POTTEN END HILL, THE MOOR
WATER END, HEMEL HEMPSTEAD**

Description and
location of
proposed works

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby grants listed building consent to the works described above and proposed by you in your application dated 15 January 1990 and received with sufficient particulars on 22 January 1990 and shown on the plan(s) accompanying such application subject to the following conditions:

1. The works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.
2. Notwithstanding the details shown on the elevations, no structural timbers shall be cut or removed without the prior approval in writing of the local planning authority.
3. No work shall be started on the development hereby permitted until samples of the reclaimed clay tiles and brick type to be used for the plinth shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials so approved.
4. The timber boarding to be used for the walls of the extension and garage hereby permitted shall match as closely as possible those on the existing building of which development shall form a part.
5. Details of the materials to be used for the doors of the garage hereby permitted shall be submitted to and approved in writing by the local planning authority.

The reasons for the Council's decision to grant listed building consent for the works proposed subject to the above conditions are:

1. To comply with the provisions of Section 56A of the Town and Country Planning Act 1971.
2. For the avoidance of doubt and to ensure that important structural timbers of this Grade II Listed Building are retained.
3. In the interests of the character and appearance of this Grade II Listed Building which occupies an attractive setting adjoining the River Gade.
- 4, 5, 6, 7 and 8 all as reason 3
9. To ensure the retention of the existing advertisement which is of historic interest.
10. To ensure that the surfacing of the parking/turning area is carried out fully in accordance with the approved plans in the interests of the character, appearance and setting of the Grade II Listed Building which occupies an attractive setting adjoining the River Gade.
- 11,12 In the interests of the character and appearance of this Grade II Listed Building which occupies an attractive setting adjoining the River Gade.

Dated day of 19.....
Signed
Designation

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with part one Schedule 11 to the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.

2. If listed building consent is refused, or granted subject to conditions whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the county district, in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act, 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 171 of the Town and Country Planning Act, 1971.

Attention is drawn to Section 55(2)(b) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Saville Row, London W1X 2HE, and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

6. The windows of the development hereby permitted shall be stained to match the timber boarding as referred to in Condition (4).
7. The chimney flue shown on Drawing No 36416 shall be painted black.
8. Any replacement roof tiles and timber boarding used on the existing building shall be of the same colour, texture and shape as the respective materials on the existing building.
9. The existing timber advertisement shown on Drawing No 36416 shall be retained.
10. The dwellinghouse hereby permitted shall not be occupied until the vehicle parking, driveway, associated turning area and garage shown on Drawing No 364/3C have been provided fully in accordance with all the details referred to on that drawing and there shall be no variation of the surfacing treatment thereafter.
11. The rooflight shall be mounted flush with the roof surface.
12. Detailed plans (Scale 1:50) showing the design details of the rooflight shall be submitted to and approved by the local planning authority.

Dated 1 day of March 1990

Signed



Designation Chief Planning Officer