

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr B King  
19 Mansion Drive  
Tring  
Herts

S L Balaam  
26 Pheasants Way  
Rickmansworth  
Herts

..... Two storey side extension .....

.....  
.....  
at 19 Mansion Drive, Tring, Herts .....

.....  
.....

Brief  
description  
and location  
of proposed  
development.

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 refuse the development proposed by you in your application dated ..... 15 January 1988 ..... and received with sufficient particulars on ..... 26 January 1988 ..... and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

The proposed development by reason of its projection towards the roadway will adversely affect the character and appearance of Mansion Drive and consequently will be detrimental to the visual amenity of the area.

Dated ..... 18th ..... day of ..... March ..... 19 88

Signed..... *Wm Balaam* .....

Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
  
2. If permission to develop land 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 development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX 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 s.169 of the Town and Country Planning Act 1971.

**Department of the Environment and  
Department of Transport**

27316 A/250X/CO/P



Common Services

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

**CHIEF EXECUTIVE  
OFFICER**

21 NOV 1988

File no. ....  
Refer to *C/O 2/11*  
Clearance .....

PLANNING DEPARTMENT  
DACORUM DISTRICT COUNCIL

Switchboard 0272-218811

Mr B M King  
19 Mansion Drive  
TRING  
Herts  
HP23 5BD

Ref. Ack. Your reference

C.P.O.	D.P.	D.C.	B.C.	Admin.	File Our reference
					T/APP/A1910/A/88/094682/P4

Received 21 NOV 1988 Date

Comments

18 NOV 88

*1) DN  
2) JS  
3) RB*

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO:- 4/0118/88

- I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission for a 2-storey side extension at 19 Mansion Drive, Tring. I have considered the written representations made by you and by the council and also those made by Tring Town Council. I inspected the site on 20 September 1988.
- From my inspection of the site and its surroundings and from the representations made I consider that the main issue in this case is whether the proposed development would unacceptably detract from the appearance of Mansion Drive and the setting of Tring Mansion.
- Mansion Drive is a private road situated within the Tring Conservation Area and leading to Tring Mansion which is a Grade II\* listed building. The drive has a most attractive character which is derived from a combination of the avenue of fine mature trees which extend along its whole length, the positioning of the buildings in relation to each other and to the road and the areas of open space around the buildings. There is a strong sense of enclosure at the entrance to the road, created by mature trees and hedges, followed by a partial opening out but with the side boundary walls of your property and No. 1 still restricting the space. Beyond this the houses are well set back from the road giving an open feel to the central section before closing in again approaching the entrance gates to the mansion.
- Your property is situated at right angles to the road and the extension would occupy the space between the house and the side boundary wall, which is just under 3 m from the road, and extend forward to the front face of the house. The extension would be largely screened by the existing trees when approaching from either direction and would only be clearly visible from immediately opposite or a short distance either side of the property. The council consider that the development would have a seriously detrimental impact on the visual amenity of Mansion Drive which is open, spacious and rural in nature. I agree with their assessment of the overall character of the area but I consider that a distinction can be made between the main central section of Mansion Drive which is open and spacious and the short section from High Street up to your property which has a more enclosed feel. The appeal proposal would increase this sense of enclosure but in my view this would not significantly affect the overall character of the street although it would emphasise the difference between the 2 sections. I do not therefore consider that there would

be a seriously detrimental impact on the street scene and the approach to Tring Mansion would remain dominated by the avenue of trees as at present.

5. The submitted drawings indicate that the extension would be of a design to match the existing house but I consider it important that the materials should also be of the same colour and texture and I intend to impose a condition to this effect.

6. I have taken into account all other matters raised but none of these are of sufficient importance to outweigh the material considerations that have led me to my decision.

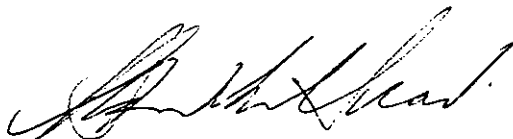
7. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a 2-storey side extension at 19 Mansion Drive, Tring in accordance with the terms of the application (No. 4/0118/88) dated 15 January 1988 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun not later than 5 years from the date of this permission.

2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971. Your attention is drawn to the provision of Section 277A of the Town and Country Planning Act 1971 (inserted into the Act by the Town and Country Amenities Act 1974) as amended by paragraph 26(2) of Schedule 15 of the Local Government Planning and Land Act 1980 which requires consent to be obtained prior to the demolition of any building in a conservation area.

I am Sir  
Your obedient Servant



B A WHITBREAD DipTP MSocSci MRTPI  
Inspector