

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

AJP



## DACORUM BOROUGH COUNCIL

To Board of Trustees  
High Street Baptist Church  
High Street  
Tring  
Herts

Brian Robert Livesey ARICS  
82 Grove Gardens  
Tring  
Herts  
HP23 5PY

..... Replacement of existing clay roof with concrete .....  
..... tiles .....  
at .... Baptist Church, High Street, Tring .....  
.....

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 ..... 20 February 1987 ..... and received with sufficient particulars on ..... 20 February 1987 ..... and shown on the plan(s) accompanying such application.

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

The site is within the Designated Tring Conservation Area wherein it is the local planning authority's policy to encourage the maintenance of traditional materials on established buildings. The proposal to introduce concrete tiles on a large and prominent building would in the authority's view be prejudicial to the character of the building and appearance of the area generally.

Dated ..... 9 ..... day of ..... July ..... 19 .. 87.

Signed.....

SEE NOTES OVERLEAF

P/D.15

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

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~~ACB~~  
2/RB

Mr B R Linesey ARICS  
82 Grove Gardens  
TRING  
Hertfordshire  
HP23 5PY

CHIEF EXECUTIVE  
OFFICER

26 FEB 1988

File 1

Clerk

Your reference

Our reference

T/APP/X1910/A/87/077319/P2

Date

25 FEB 88

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY BOARD OF TRUSTEES OF THE HIGH STREET BAPTIST CHURCH, TRING  
APPLICATION NO:- 4/0258/87

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal against the decision of the Dacorum Borough Council to refuse planning permission for the replacement of roof tiles at the Baptist Church, High Street, Tring. I have considered the written representations made by you and by the council and I inspected the site on 25 January 1988.

2. I have considered the arguments put forward by yourself and the council on the question of whether development requiring an application for planning permission is involved.

3. You state that the replacement tiles would be plain Redland "farmhouse red" tiles of the same dimensions as the existing clay tiles and that they are needed to allow the existing church roof to be repaired and maintained. It was also mentioned in your representations that the roof of the adjoining property had recently been completely re-roofed with plain concrete tiles and that other buildings in the Conservation Area have been built in similar materials.

4. Section 22(2) of the Town and Country Planning Act 1971 states that for the purposes of this Act, development would not be involved if it is intended to be for the maintenance, improvement or other alterations of any building, being works which do not materially affect the external appearance of the building.

5. Whilst the proposed tiles would appear new and not show evidence of weathering for some time, they do contain a variation in texture and there would be little difference in the form or colour of the proposed tiles from that of the existing tiles. In these circumstances, I have concluded that the proposed replacement tiles would not materially affect the external appearance of the building.

6. In these circumstances I am of the opinion that development within the meaning of Section 22 of the 1971 Act is not involved and I propose to take no further action on your appeal.

I am Sir  
Your obedient Servant

D G HOLLIS BA DipTP RTPI  
Inspector

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PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
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C.P.O.	D.P.	D.C.	B.C.	Admin.	File
Received				26 FEB 1988	
Comments					