

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0286/93

Mr & Mrs G Combes
8 Finch Road
Berkhamsted
Herts

G Gaubert
Holly Cottage
East Common
Harpenden
Herts
AL5 1DQ

DEVELOPMENT ADDRESS AND DESCRIPTION

8 Finch Road, Berkhamsted, Herts

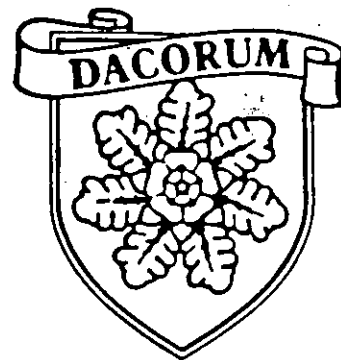
SINGLE STOREY REAR EXTENSION

Your application for *full planning permission (householder)* dated 01.03.1993 and received on 02.03.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0286/93

Date of Decision: 19.04.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

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.

Reason: To ensure a satisfactory appearance.



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1111(6)
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218448
Switchboard 0272-218811
Fax No 0272-218782
GTN 1374

JDR
JAM
3) CB

Director of Planning
Dacorum Borough Council
Civic Centre, Marlowes
Hemel Hempstead
Herts.
HP1 1HH

Your Ref:

Our Ref:
APP/F/93/A1910/626698

Date: *16* April 1993

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 174
APPEAL BY Craydawn Pendley Manor LTD
LAND AT Pendley Manor Hotel, Cow Lane, Tring, Herts

1. I enclose for your information a copy of a letter received on 15 April 1993, withdrawing the above-mentioned appeal. The Secretary of State will therefore take no further action in the matter.

Yours faithfully

R. H. Macholc
ENC

E26

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.						Ack.
DoP	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
Received			19 APR 1993			
Comments <i>Period for compliance now expires 12/8/93</i>						

ANTONY MOYES

Dip.Arch.RIBA,Dip.T.P.

141, LOWER LUTON ROAD • WHEATHAMPSTEAD • AL4 8HQ

058283 4507

The Planning Inspectorate,
Room 1111 (6),
Tollgate House,
Houlton Street,
Bristol BS2 9DJ



9th April, 1993

Dear Miss Nicola Bye,

Listed Building Appeal, Pendley Manor Hotel, Tring
ref. APP/F/A1910/626698

I would confirm my telephone call to one of your colleagues yesterday, when I requested that the above appeal be withdrawn.

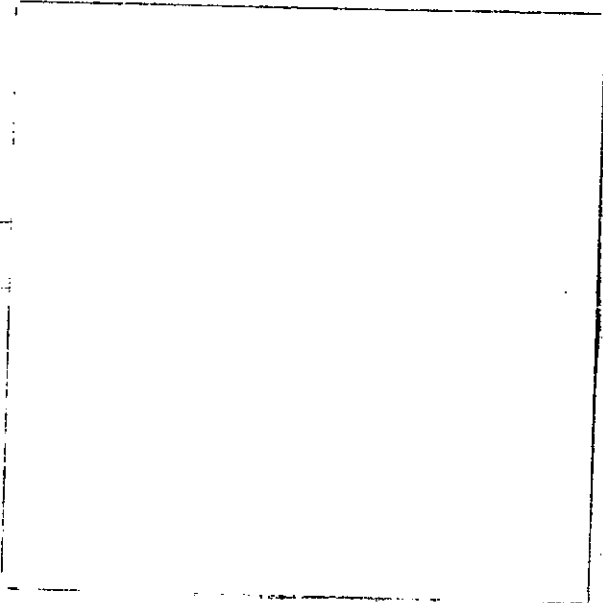
After long negotiation with the Town Planners at Dacorum, we have reached an agreement on a modified design for the staircase, which meets both my client's requirements and does not compromise the Council's design standards in any way.

Please accept my apology for any inconvenience caused, I would assure you that the decision to appeal was not taken lightly.

Yours sincerely,

Antony Moyes

A.F. Moyes



IMPORTANT: - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(as amended by the Planning and Compensation Act 1991)**

LISTED BUILDING ENFORCEMENT NOTICE

**(FAILURE TO COMPLY WITH A CONDITION OF A LISTED BUILDING
CONSENT)**

ISSUED BY: DACORUM BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which is issued by the Council as local planning authority in exercise of its powers under s.38 of the above Act because it appears to them that:

(i) the works described in 4. below have been carried out to a Listed Building (as defined in s.1 of the above Act) in their area. The Listed Building referred to is described in 2. below

(ii) the works described in 4. below have been carried out in relation to the Listed Building under a Listed Building Consent described in 3. below and involve a contravention of s.9 (2) of the above Act in that a condition subject to which the Listed Building Consent was granted has not been complied with in the respects set out in 5. below.

2. THE LISTED BUILDING AFFECTED

The building known as Pendley Manor Hotel, Cow Lane, Tring, Hertfordshire located on the land edged red on the attached plan based on the Ordnance Survey Map

3. THE LISTED BUILDING CONSENT AND THE CONDITION IN RESPECT OF WHICH THERE HAS NOT BEEN COMPLIANCE

On 9th September 1991 Listed Building Consent was granted under reference No. 4/0304/91LB subject to conditions. The condition not complied with is:

Condition No. 2

The external staircase to the south elevation of the conference and leisure block shall be completed in all respects by 31 October 1991 as shown on Drawing No. 451-127F of the approved plans 4/0304/91LB.

4. THE WORKS

Extension to Hotel (Amended Scheme).

5. THE RESPECTS IN WHICH THE CONDITION HAS NOT BEEN COMPLIED WITH.

The staircase to the south elevation of the conference and leisure block has not been completed.

6. REASONS FOR ISSUING THIS NOTICE

The Council considers it expedient to issue this Notice because the external staircase in its present unsightly state is seriously harmful to the character of the Listed Building and visually unacceptable.

7. WHAT YOU ARE REQUIRED TO DO ~~[TO ALLEVIATE THE EFFECT OF THE WORKS DESCRIBED ABOVE]~~ [TO BRING THE BUILDING TO THE STATE IN WHICH IT WOULD HAVE BEEN IF THE ABOVE CONDITION~~S~~] HAD BEEN COMPLIED WITH]

- (i) To complete in all respects the external staircase to the south elevation of the conference and leisure block, as shown on Drawing No. 451-127 of the approved plans 4/0304/91LB a copy of which is attached hereto.

Time for Compliance: Seventeen weeks after this Notice takes effect.

8. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 3rd March 1993 unless an appeal is made against it beforehand.

Dated: 28th January 1993

Signed:

K. M. Pugh

Director of Law and Administration

on behalf of: Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

Continued on next page

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 3rd March 1993. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 3rd March 1993 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in the notice. Failure to comply with a Listed Building enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council. On conviction, a fine of up to £20,000 may be imposed by the Magistrates Court or an unlimited fine by the Crown Court.

1.93/ENF/PEND.HOTEL/NP/AB/JDD/SGC/BS.11
(DLA/L.323)



STAIRCASE AS APPROVED & SUBJECT TO ENFORCEMENT NOTICE



AMENDED DESIGN AS SUBMITTED FOR TP+LB CONSENT