

TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972  
BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To: Mr and Mrs Welch  
The Old Red Lion  
84 Waterside  
Kings Langley  
Herts. WD4 8H1H

Mr J G Lewis  
Architect  
117 Chambersbury Lane  
Hemel Hempstead  
Herts. HP3 8BE

.....Two storey rear extension.....  
.....  
at .....The Old Red Lion.....  
.....84 Waterside, Kings Langley.....

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 refuse the grant of listed building consent to the works described above and proposed by you in your application dated .....2.3.87..... and received with sufficient particulars on .....2.3.87..... and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse listed building consent for the works proposed are:

1. The fenestration of the proposed rear elevation is unsuitable and out of character with the Listed Building.
2. The submitted plans are of insufficient detail to allow the assessment of the proposal in relation to the existing building.
3. The original plan depth and only remaining area of externally exposed timber framing (to the rear of the building) will be obscured by the proposed extension.

Dated .....30..... day of .....April..... 1987.

Signed .....*Chris Barker*.....

Designation .....CHIEF PLANNING OFFICER.....

See Notes Overleaf.

## 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 Paragraph one of 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 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.



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

Common Services

Room 1417 Tollgate House, Houlton Street Bristol BS2 9DJ

Telex 449321

DACORUM BOROUGH COUNCIL

Direct Line 0272-218 927

Switchboard 0272-218811

GTN 2074

CHIEF EXECUTIVE  
OFFICER

115

FEB 1988

do 4/2

23090

Mr J G Lewis  
117 Chambersbury Lane  
HEMEL HEMPSTEAD  
Herts  
HP3 8BE

Received

Comments

Your reference

Our reference

T/APP/A1910/A/87/72912/P4

E/87/802461/P4

Date 3 FEB 88

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULES 9 AND 11  
APPEALS BY MR AND MRS WELCH  
APPLICATION NO: 4/0143/87 AND 4/0305/87 LB

1. I have been appointed by the Secretary of State for the Environment to determine your clients' appeals. These appeals are against the decisions of the Dacorum Borough Council to refuse planning permission and listed building consent for a 2-storey rear extension at the Old Red Lion, 84 Waterside, Kings Langley. I have considered the written representations made by you and by the council and also those made by the parish council. I inspected the site on 2 December 1987.
2. The Old Red Lion is a grade II listed building with a substantial modern addition on its east side. While this extension obscures much of the rear elevation of the original building there is still some external timber framing visible on the unaffected portion of the rear elevation.
3. From my inspection of the site and its surroundings and from the representations received I consider that this appeal turns on whether or not the proposed development would harm the character of the listed building.
4. You draw attention to the modern extension and you claim that the proposed development is designed to complement both the old building and the modern addition. You contend that the proposed extension would not serve to obscure entirely the original shape of the listed building and you point out that the exposed timber frame would be visible inside the extended house.
5. The council argue that the proposed windows of the extension pay no regard to the character of the listed building and the county council's conservation officer takes the view that the extension would both obscure and dominate the original house.
6. There is no doubt in my mind that the continuation of the existing and proposed extensions would mean that the rear of the house would be completely dominated by modern structures. Thus the remaining section of timber framing would be obscured and the original character of the rear elevation of this historic building would be lost in terms of its external appearance.
7. I therefore consider that the development would seriously harm the character of the listed building and on this ground I find your clients' proposal to be unacceptable. I have considered all other matters raised but these do not outweigh the considerations which have led me to my conclusion.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby  
dismiss these appeals.

I am Sir

Your obedient Servant

*Terence Povey*

T N POVEY BA BArch MA FRTPI RIBA MBIM  
Inspector

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER

DP

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Dated .....30..... day of .....April..... 1987.

Signed .....*Colin Barker*.....

Designation .....CHIEF PLANNING OFFICER.....

See Notes Overleaf.

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