

TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTERESTOther
Ref. No.

AJP

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To: Mr J North
Studham Stores
Studham
BedsLeslie Gear & Associates
The Studio
Common Road
Studham
Beds

Extension to store and shop and formation

 of footpath access

 at Land in Buckwood Road and 66-68 High Street....

 Markyate.....

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 28th February 1986 and received
 with sufficient particulars on 17th March 1986 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:

The design of the proposed extension so far as the external appearance
 is concerned and the design of the High Street entrance to the proposed
 passageway are unsympathetic to the character of the existing Listed
 Building and would be detrimental to the visual amenities of the Markyate
 Conservation Area.

Dated 5th day of June 19 86

Signed *Chris Bond*

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.