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TOWN AND COUNTRY PLANNING ACT 1971  
BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST

Town Planning 4/0345/88LB

Ref No .....

Other Ref No .....

THE BOROUGH COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To: Mr D G Ramage  
Walnut Cottage  
Chequers Hill  
Flamstead

Rodney Woods Partnership  
987 High Road  
Finchley  
London  
N12 8QR

Single storey rear extension.....
.....
at Walnut Cottage, Chequers Hill,.....
Flamstead.....

Description and  
location of  
proposed works

In pursuance of their powers under the above-mentioned Act 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 ..... 16 February 1988 ..... and received with sufficient particulars on 25 February 1988 ..... 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. Notwithstanding the existing appearance of this Grade II Listed Building, the extension, by reason of its roofing materials and window design would detract from the character of the building as described in the Department of Environment's 34th List of Buildings of Special Architectural or Historic Interest.

Dated ..... 20 ..... day of ..... October ..... 1988

Signed

*John Ramage*

CHIEF PLANNING OFFICER

NOTES

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 eight of Schedule 11 to the Town and Country Planning Act 1971. Appeals must be made on a form which is obtainable from the Department of 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.
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 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 s.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 s.171 of the Town and Country Planning Act 1971.