

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

Town Planning

Ref. No. 4/0433/90LB

Other

Ref. No.

THE DISTRICT COUNCIL OF Dacorum

IN THE COUNTY OF HERTFORD

To: A MacDonald, I MacDonald
J Whale
Bottom Farm
Swingate Lane
Berkhamsted
Herts

Gerry Whale
C/o Fletcher Priest
23-27 Heddons Street
London
W1R 7LG

CONVERSION OF EXISTING BARN TO DWELLING

at BOTTOM FARM, SWINGATE LANE, BERKHAMSTED

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 grants listed building consent to the works described above and proposed by you in your application dated 3 March 1990 and received with sufficient particulars on 19 March 1990 and shown on the plan(s) accompanying such application subject to the following conditions:

1. The Works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.
2. No tie beam and no oak timbers shall be cut without the prior written consent of the local planning authority.
3. The method of repair of the timber frame, where necessary, must be agreed in writing by the local planning authority in accordance with detailed drawings that shall be submitted by the applicant prior to the commencement of works.
4. Details of the construction of internal partitions and proposed sections through the brick plinth, timber stud walls and roof shall be submitted to and approved by the local planning authority prior to commencement of works.
5. All windows shall have side-hung opening timber casements, with plain glass.
6. Details of the patent glazing system to be used for windows W13 and W14 on plan No 4/0433/90LB Drg No 3 shall be submitted to and approved by the local planning authority prior to commencement of work.

The reasons for the Council's decision to grant listed building consent for the works proposed subject to the above conditions are:

1. To accord with the provisions of s56A of the Town and Country Planning Act 1971.
2. In the interests of preserving the character and appearance of the building.
3. In the interests of preserving the character and appearance of the building.
4. In the interests of preserving the character and appearance of the building.
5. In the interests of preserving the character and appearance of the building.
6. In the interests of preserving the character and appearance of the building.

Dated 15 day of May 19 90
Signed *Colin Barker*
Designation CHIEF PLANNING OFFICER

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 part one 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 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 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.

Attention is drawn to Section 55(2)(b) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Saville Row, London W1X 2HE, and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.