

## TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTERESTOther  
Ref. No.

THE DISTRICT COUNCIL OF .....DACORUM.....

IN THE COUNTY OF HERTFORD

To: Mr A Elding  
C/o 4 Beechcroft Lane  
Walkern  
HertsBeechcroft Design Services  
4 Beechcroft Lane  
Walkern  
Herts SG2 7PEConversion of barn to form two dwellings and  
partial demolition

at Six Tunnels Farm, Gaddesden Row

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 .....7 March 1989..... and received with sufficient particulars on .....7 March 1989..... and shown on the plan(s) accompanying such application subject to the following conditions:

1. The works to which this consent relate shall be begun within a period of five years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. All windows and doors to be used in the dwellings hereby permitted shall be of a fixed type or of side hung casements, and shall be finished in a dark staining.
4. No structural timbers of the Listed Building shall be cut without the prior consent of the local planning authority.
5. All timbers in the interior of the Listed Building where they are on the line of internal partitions shall be retained and fully exposed on one side.
6. The glazed section to the front porch of Unit 2 as shown on plan 4/0446/89LB shall be set back a minimum of 100mm from the forwardmost (north-east) part of the porch.

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

1. To comply with the provisions of s.56A of the Town and Country Planning Act 1971.
2. To ensure a satisfactory appearance.
3. To ensure a satisfactory appearance, and to complement the appearance of this Listed 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.....Seventh.....day of.....September.....19.89.....

Signed .....

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

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#### 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.

# TOWN PLANNING REGISTER SHEET

SGC

ADDRESS/LOCATION OF SITE: Six Tunnels Farm Gaddesden Row	TOWN PLANNING REF. NO: 4/0446/89LB	
LOCAL AUTHORITY NAME: DACORUM BOROUGH COUNCIL	LOCAL AUTH. BLD. REGN. OR OTHER REF. NO:	
PARISH NAME: Great Gaddesden	DATE OF COMMENCEMENT OF STATUTORY PERIOD: 7 March 1989	
DESCRIPTION OF PROPOSED DEVELOPMENT  Conversion of barn to two dwellings and partial demolition	DATE OF EXPIRY OF STATUTORY PERIOD: 1 May 1989	
	DATE OF DECISION: 7.9.89	
	DECISION: <i>Listed Building</i> <b>CONDITIONAL PERMISSION</b>	
	DIRECTIONS Dept. of Env't.      County Plan. Auth.      County High. Auth.	
	DATE OF APPEAL DECISION:	
NAME AND ADDRESS OF APPLICANT: Mr A Elding c/o 4 Beechcroft Lane Walkern Herts	APPEAL DECISION:	
NAME AND ADDRESS OF AGENT: Beechcroft Design Services - Surveyors 4 Beechcroft Lane Walkern Herts SG2 7 PE	O.S. SHEET NO: 527	NAT. GRID REF. TL0436013460
	ROAD CLASS:	
	PREVIOUS APPLICATIONS ON SAME SITE:  343/C8LB 242/88	