

PETER LARDI

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TECHNICAL SERVICES DEPT.	
PLANNING SECTION	
9423/78	13 MAR 1978
FILE No.	A/A.

B77/171

4/0494/78

PL/BAF

Dacorum District Council,
Planning Department,
Civic Centre,
Marlowes,
HEMEL HEMPSTEAD. Herts.

10th March 1978

For the attention of Mr. Darby

Dear Mr. Darby,

re: Bridgewater Arms Hotel

We are proceeding with our Building Regulation application to convert the rear of the hotel into six flats.

We have run into a few problems relating to the zone of open space and ventilation to some of the flats. This requires some modification to the elevation by: (1) deepening the south facing windows to flat 4 to the living room and bedroom, and, (2) by the introduction of Velux windows to flats 5 and 6.

We have attached copies of the proposed floor plans, South elevation, as approved in our recent Planning Application and the proposed elevation to satisfy the Building Regulations. We hope you will agree with us that the modifications to satisfy the Building Regulations improves very considerably this elevation as it eliminates the random and somewhat crude windows which currently exist in the roof. The deepened windows do not appear disproportionate to the tall french windows at ground floor.

Would you consider the proposed change to the elevation with a view to determining whether or not it constitutes a change of such magnitude as to require a new Planning Application, and advise us accordingly. Although we have not included drawings at this stage, we would also introduce Velux windows to the East and North elevations.

We look forward to hearing from you.

Yours sincerely,
PETER LARDI & ASSOCIATES

Met with Mr Lardi

15/c 12th April 78

Will submit revised appl.

Peter Lardi

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/0494/78

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Farmrose Property Co., Messrs. Peter Lardi & Associates,
Bridgewater Arms Hotel, 3 College Street,
Little Gaddesden, St. Albans,
Herts. Herts.

Change of use of part of hotel to flats.
(modification to fenestration)
at Bridgewater Arms Hotel, Little Gaddesden.

Brief description and location of proposed development.

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 development proposed by you in your application dated 19th April, 1978 and received with sufficient particulars on 20th April, 1978 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

The fenestration as proposed would be detrimental to the character of the building and the appearance of the area as a whole.

Dated 14th day of June 1978

Signed [Signature]
Designation Director of Technical Services

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (3) If permission to develop land 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 development which has been or would be permitted, he may serve on the District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (4) 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 169 of the Town and Country Planning Act 1971.