

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

Town Planning

Ref. No. **4/0503/90LB**

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To: **Mr C Reynolds
Corner Cottage
15 High Street
Flamstead****Two storey side extension**at **Corner Cottage, 15 High Street, Flamstead**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 **25.3.90** and received with sufficient particulars on **29.3.90** 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 5 years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details and samples of the bricks 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 brickwork shall be in Flemish bond and bedded in a lime based mortar to match the existing.
4. The roof tiles shall be hand-made clay peg tiles to match the existing.
5. All windows shall be side hung timber casements and all new window openings shall have cambered brick arches to match existing and be constructed traditionally without the use of permanent grp formers.
6. All external doors should be of vertical boarded timber.
7. No structural oak timbers shall be destroyed, cut or removed from the site without the prior written consent of the local planning authority.

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 requirements of Section 56A of the Town and Country Planning Act 1971.
2. To ensure a satisfactory appearance.
3. To ensure a satisfactory appearance.
4. To ensure a satisfactory appearance.
5. To ensure a satisfactory appearance.
6. To ensure a satisfactory appearance.
7. To ensure the preservation of the original structure of the building.

Dated 18 day of July 1990
Signed *John Bannard*
Designation DIRECTOR OF PLANNING

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.