

TOWN AND COUNTRY PLANNING ACTS, 1971
HOUSING AND PLANNING ACT 1986
CONSERVATION AREASTHE BOROUGH COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

TO: Mr. Tom Haines
The Turning
Kinsbourne Green
Harpenden
Herts.Mr. K.A. Williams,
Architect
Hill Farm
Priors Hill
Pirton
Nr. Hitchin
Herts. SG5 3QH.

Demolition of church and hall
at Baptist Church, Buckwood Road, Markyate,
Herts.

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 conservation area consent to the works described above and proposed by you in your application dated 10 March 1988 and received with sufficient particulars on 24 March 1988 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. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of works for redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
3. As much as practicable of the original external materials of the existing buildings including bricks, gates and cast/wrought iron ornamentation shall be stored for use and incorporation within the new development referred to in Condition 2 hereof.

The reasons for the Council's decision to grant conservation area 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. In order to ensure a continuity of development to prevent the creation of an unsightly gap in the Conservation Area.
3. To preserve and enhance the character of the Conservation Area.

Dated 11th day of August 19

Signed



Designation Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse conservation area 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 conservation area 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 conservation area 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.