

TOWN AND COUNTRY PLANNING ACTS, 1971
HOUSING AND PLANNING ACT 1986
CONSERVATION AREAS

THE BOROUGH COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

TO:

Larches House
188 Willifield Way
Hampstead Garden Suburb
London
NW11 6YA

David Brown & Partners
Architects
51 High Street
Hampton
Middx. TW12 2SX

Demolition of Workshop, Garages and
Out-Buildings.

at Land at The Wilderness/Church 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 conservation area consent to the works described above and proposed by you in your application dated 31.3.88. and received with sufficient particulars on 5.4.88. 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. Before the demolition works hereby granted consent are carried out, a scheme for hoarding, fencing or walling around the perimeter of the site shall be submitted to and approved by the local planning authority and such hoarding fencing or walling as approved shall be erected within one month of any part of the said demolition works unless work has commenced upon the construction of buildings upon the site in pursuance of the grant of planning permission for development of the site. Such hoarding fencing or walling as approved shall be retained until such development works have commenced.

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

1. To accord with the provisions of section 56A Town and Country Planning Act 1971 (as amended).
2. In order to safeguard the appearance of this prominent site in a Conservation Area in the longer term if re-development works do not commence immediately upon demolition of the existing buildings.

Dated 8th day of September 1988

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.