

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974  
  
BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST

THE DISTRICT COUNCIL OF DACORUM  
  
IN THE COUNTY OF HERTFORD

To: Arcol Developments  
St Johns House  
Market Square  
Princes Risborough  
  
Ian Pankhurst and Associates  
Architects  
103 High Street  
Maidenhead  
Berkshire SL6 1JX

.....Complete Demolition and Rebuild.....  
  
at 207-209 High Street  
Berkhamsted, 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 listed building consent to the works described above and proposed by you in your application dated 30.3.88 and received with sufficient particulars on 6.4.88 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 five years commencing on the date of this notice.
2. The demolition hereby permitted shall not be undertaken before a Contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
3. The remains of the timber frame as identified on drwg. nos: 198/100A, 198/LB/03 and 04 shall be removed and stored under cover for re-use and shall be incorporated into the new building in accordance with drg. nos: 198/LB/05,06,07,08 and 09.
4. The front elevation of the new building shall be constructed in accordance with all the details shown on drg. no. 198/LB/02.

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. In the interests of preserving the character of the Berkhamsted Conservation Area.
3. In the interests of preserving as much as possible of the historic and architectural character of the buildings.
4. In the interests of preserving the character of the Berkhamsted Conservation Area.

Dated.....**SIXTH**..... day of.....**JULY**..... 19**88**.....

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.