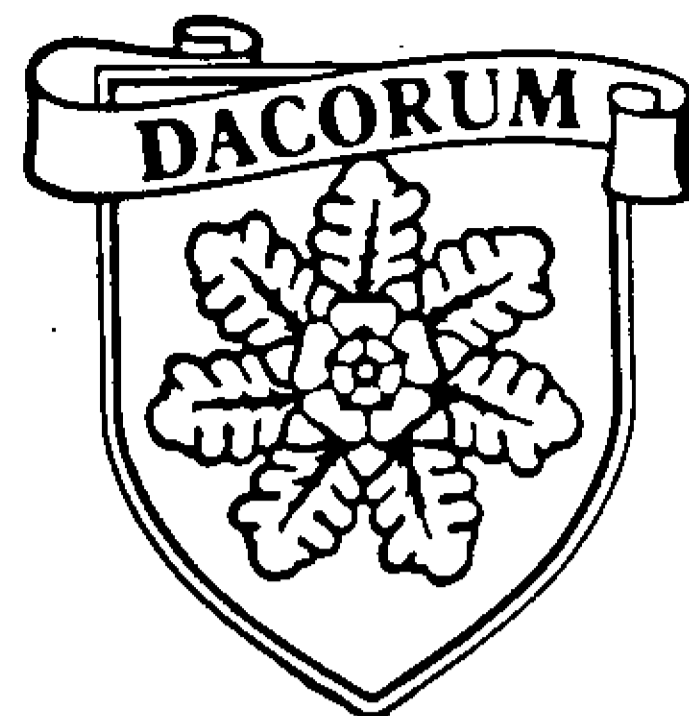


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0691/93

Savills
International Property Cons
24 Hills Road
Cambridge
CB2 1JW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barnes Farm, Barnes Lane, Kings Langley

CONVERSION OF BARNES TO FORM TWO DWELLINGS (RENEWAL)

Your application for *listed building consent* dated 17.05.1993 and received on 18.05.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

A handwritten signature in cursive script, appearing to read 'Colin Barnard'.

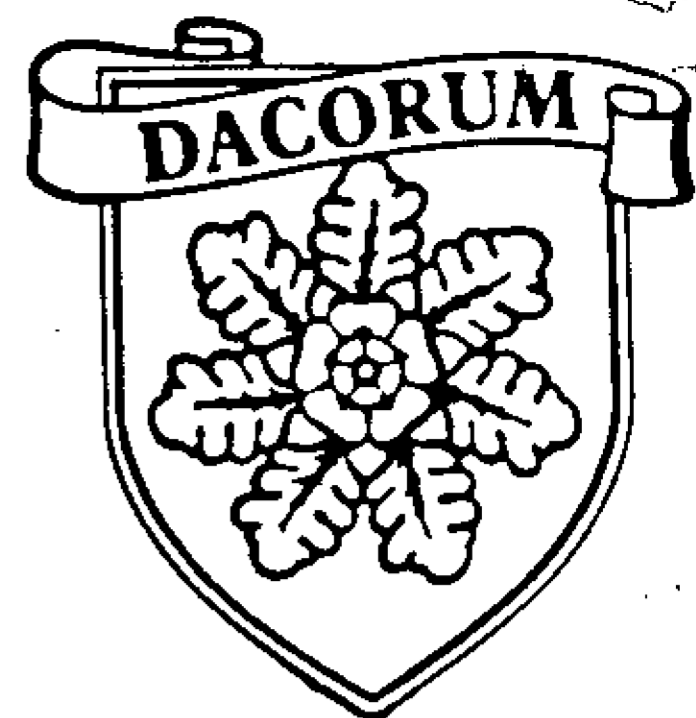
Director of Planning

Date of Decision: 12.08.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0691/93

Date of Decision: 12.08.1993



The local planning authority takes the view that consent should not be granted for the conversion of barns at Barnes Farm, Kings Langley, except on a wholly different basis as there has been a material change in planning circumstances since planning permission and Listed Building Consent were originally granted in 1988. Planning Policy Guidance Note 7 "The Countryside and Rural Economy" has been reissued, the Hertfordshire County Structure Plan has been reviewed and the Dacorum District Plan reviewed and replaced Dacorum Borough Local Plan Deposit Draft for development control purposes. Changes in the policy background have led to changes in the way applications for the reuse and conversion of existing rural buildings to dwellings are considered. Whilst it is accepted that new uses can frequently be the key to the preservation of historic buildings, the local planning authority is no longer convinced that the previously approved scheme would avoid harm to the character and appearance of these 17th century Grade II Listed barns.

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: Mr J Minashi
Barnes Farm
Barnes Lane
Kings Langley
Herts

The Samuel Design Group
66-68 Queens Road
Watford
Herts
WD1 2LA

Conversion of barns to form two dwellings
at Barnes Farm, Barnes Lane, Kings Langley


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 15 August 1988 and received with sufficient particulars on 16 August 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 chimney flue and the external timber boarded doors shall be painted or stained black.
3. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

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.

Dated.....29.....day of.....September.....19.....88
Signed..........
Designation.....CHIEF PLANNING OFFICER.....

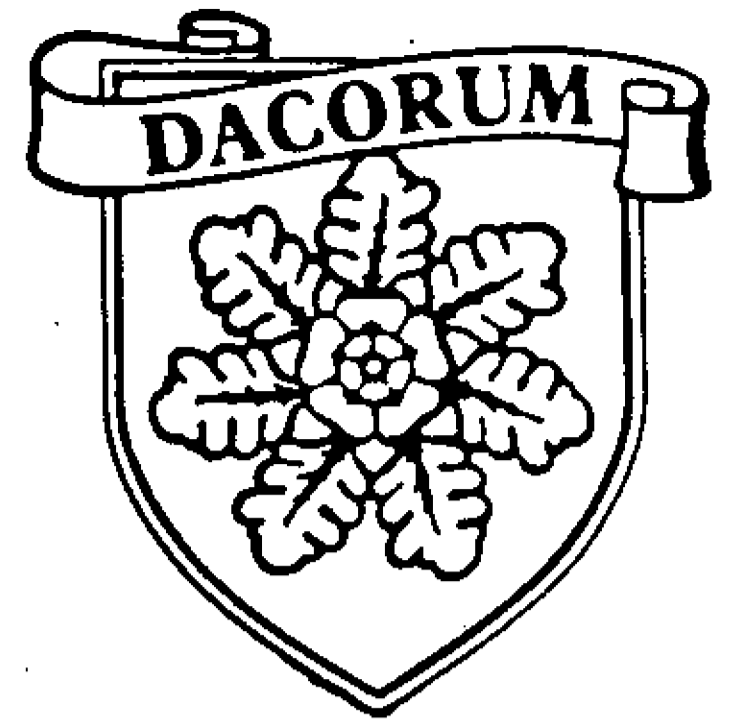
NOTE

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.

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0691/93

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DEVELOPMENT ADDRESS AND DESCRIPTION
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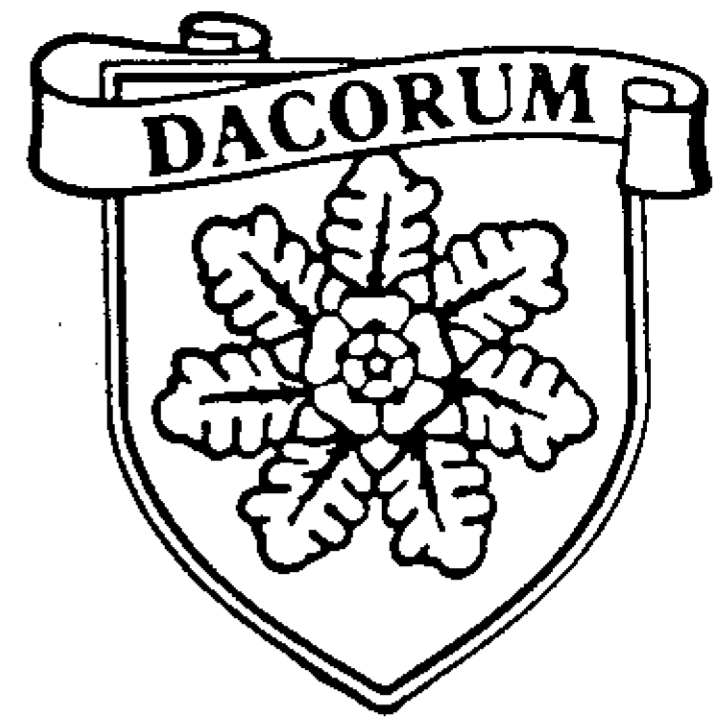
Director of Planning

Date of Decision: 12.08.1993

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REASONS FOR REFUSAL
OF APPLICATION: 4/0691/93

Date of Decision: 12.08.1993



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