



# Department of the Environment

Eastern Region

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Your reference

'Y'

Our reference

APP/5252/E/79/020 APP/5252/E/78/02

Date

26 July 1979

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971  
APPEALS UNDER SECTION 36 AND SCHEDULE 11  
APPLICATION Nos: 4/0819/LB/SU, 4/0779/77LB/SU

LITTLE GADDESSEN PUMPING STATION, RINGSHALL ROAD, LITTLE GADDESSEN

TECHNICAL SERVICES DEPT.	
PLANNING SERVICES	
27 JUL 1979	
FILE No.	DATE

1. I am directed by the Secretary of State for the Environment to say that consideration has been given to the report of the Inspector, Mr L T B Kealey B Eng, (Liverpool), FRPI, FRSH, who held a local inquiry into appeals by your clients the Rickmansworth and Uxbridge Valley Water Company:

i. a. under paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 against the refusal of Dacorum District Council to grant listed building consent for the demolition of a pumping station; and

b. under Section 36 of the same Act against the refusal of planning permission by the District Council for the erection of a control house;

ii. under the same provisions of the 1971 Act as i. a. above against the refusal of the Dacorum District Council to grant listed building consent for the demolition of the pumping station

relating to the Little Gaddesden Pumping Station, Ringshall Road, Little Gaddesden.

2. In his report, a copy of which is enclosed, the Inspector came to the following conclusions:

"The basic aim in a conservation area is the preservation or enhancement of its appearance or character and the question to be decided in regard to an application for permission to demolish an unlisted building in such an area is the effect that the demolition would have on the appearance or character of the area.

The building in this case can only be considered a very limited asset to the conservation area. It cannot be seen other than from a restricted length of an unmade public footpath the degree of use of which was not canvassed as a factor in the council's case. It does not form part of a close group of buildings of a similar era or of corresponding merit and does not figure as an "important" building by the council's standards. It is, in fact, a shell from within which its essential historic value, the mechanical guts, has been almost wholly removed

and its function has been overtaken by modern technology so that a building of its size is no longer required for the purpose for which it was erected. There is not, and there is unlikely to be, public access to it.

The Council accept that much of the existing building is of less merit than the T piece which is the main element to which their case is addressed and they have conceded that the building is redundant in respect of its original purpose in granting planning permission for a new control house in close proximity.

Against this background further factors militating against the case for preservation of the building are the likely costs of its renovation and future maintenance. Whichever set of figures is considered, and in the circumstances I must accept those of the company as the more reliable since they appear to have been given more detailed consideration, the relative costs of retaining the existing building, or indeed the T piece, and of building the new control house are significantly disparate. Further, there appears to be no potential use to which the building could be put if it were to be renovated.

In all the circumstances I can see no overriding justification for withholding permission for the demolition of the building in toto. Since permission for the erection of a new control house has already been granted this is no longer an issue."

The Inspector recommended that both appeals be allowed.

3. With regard to the appeals under Schedule 11 the Secretary of State agrees with the Inspector's conclusions and accepts his recommendation that the appeals be allowed. Accordingly he allows the appeals and hereby grants listed building consent for the demolition of the Little Gaddesden Pumping Station, Ringhall Road, Little Gaddesden, Hertfordshire as referred to in your clients' application forms (local authority reference numbers 4/0779/77LB/SU and 4/0819/78LB/SU) dated 14 July 1977 and 14 June 1978 respectively.

4. With regard to the appeal under section 36 it appears that this was in effect withdrawn some time prior to the inquiry. The Secretary of State accepts the withdrawal of this appeal and will take no further action on it.

5. A separate note is attached to this letter setting out the circumstances in which the validity of the Secretary of State's decisions may be challenged by the making of an application to the High Court and explaining the right of certain persons to inspect documents attached to the Inspector's report.

6. This letter does not convey any consent or approval required under any enactment, bye-law, order or regulation other than Sections 55 and 56 of the Town and Country Planning Act 1971.

7. A copy of this letter is being sent to Dacorum District Council.

I am Gentlemen  
Your obedient Servant

A H POLLINGTON  
Authorised by the Secretary of State  
to sign in that behalf

ENCS