

TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

(as amended) "The Act of 1971" and "The Act of 1972"

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To: **A.E. Willmer & Co. Ltd.,**
Lawn Lane,
Hemel Hempstead,
Herts.

Alan Cooke Associates,
Architects and Planners,
Stalham House,
65 Thorpe Road,
Norwich.

Repairs and refurbishment, replacement of windows,
installation of toilets and link corridor; re-roof
re-build chimneys and external and internal.....
alterations
at
Three Gables, Corner Hall, Lawn Lane, Hemel
Hempstead, 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 buildings consent to the works described above and proposed by you in your application dated **3rd August 1982** and received with sufficient particulars on **5th August 1982** and shown on the plan(s) accompanying such application subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. Before the commencement of any works within the building which would necessitate the cutting of the timber frame, the exact positioning of such cutting shall be agreed with the local planning authority and no part of the timber frame should be cut or removed without the prior consent of the local planning authority.
3. Before the commencement of any work to remove any or all of the chimney stacks hereby permitted, the chimney stacks shall be surveyed and detailed drawings of their construction recorded and these drawings shall be submitted to the local planning authority. The chimney stacks shall then be dismantled and the materials retained; new stacks shall be reconstructed in accordance with the design and appearance of the existing stacks or as may otherwise be agreed with the local planning authority, and such work shall be carried out prior to the first rateable occupation of the building and shall utilise, as far as is practical, the original materials.
4. The materials to be used externally shall match in both colour and texture those on the existing building and where practical use shall be made of any surplus original materials.

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 (as amended).
2. To ensure that these details are satisfactory.
3. In the interests of the appearance of the building.
4. In the interests of the appearance of the building.

Dated 17th day of January 19 83

Signed *Colin Bond*

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, Fielden House, 10 Great College Street, London, S.W.1, 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.