

TOWN PLANNING REGISTER SHEET

ADDRESS/LOCATION OF SITE Gaddesden Place, Gaddesden Row.	TOWN PLANNING REF. NO 4/1073/80	
	LOCAL AUTH. BLD. REGN. OR OTHER REF. NO:	
	DATE OF COMMENCEMENT OF STATUTORY PERIOD: 14.7.80	
LOCAL AUTHORITY NAME Decorum District Council	DATE OF EXPIRY OF STATUTORY PERIOD: 7.9.80	
PARISH NAME Great Gaddesden	DATE OF DECISION:	
DESCRIPTION OF PROPOSED DEVELOPMENT Alterations to provide for change of use to offices and reconstruction of north and south wings for use as offices.	DECISION:	
	DIRECTIONS Dept. of Env't. County Plan. Auth. County High. Auth.	
	DATE OF APPEAL DECISION:	
	APPEAL DECISION:	
NAME AND ADDRESS OF APPLICANT: Mr. & Mrs. E.C. Marsden of Gaddesden Place and John McLean & Associates Ltd., 25 Hill Street, London W1.	O.S. SHEET NO: 3854 613	NAT. GRID REF. TLO383011100
	ROAD CLASS: B.P.11	
NAME AND ADDRESS OF AGENT Hubbard Ford Partnership, 35 South Audley Street, London W.1.	PREVIOUS APPLICATIONS ON SAME SITE: 1015/80 1016/80LB 1074/80LB	

4/1073/80

8 MAR 1984

4)

GADDESSEN PLACE, HEMEL HEMPSTEAD

PURPOSE OF REPORT

CPO To determine three outstanding applications made in respect of the change of use of Gaddesden Place to offices.

RECOMMENDATIONS

1. That, for applications 4/1015/80 and 4/1073/80, planning permission be REFUSED (on form DC4) for the following reason:

Gaddesden Place is situated in a rural area beyond the Metropolitan Green Belt where planning permission for change of use or extension of existing buildings will normally only be granted for agricultural or other essential purposes appropriate to a rural area. The local planning authority is only prepared to grant planning permission for the proposed development subject to an undertaking, in the form of a legal agreement, regarding the restoration of the fabric of the building and the maintenance of landscaped grounds. No such undertaking has been given.

2. That, for application 4/1016/80LB, listed building consent be REFUSED (on form DC12) for the following reason:

Gaddesden Place is an important Grade II Statutorily listed building, and listed building consent will normally only be granted for alterations and extensions to such buildings where the proposals are designed so as to preserve the character of the building. The local planning authority is only prepared to grant listed building consent for the proposed works subject to an undertaking, in the form of a legal agreement, regarding the restoration of the fabric of the building and the maintenance of landscaped grounds. No such undertaking has been given.

BACKGROUND

On 20th January 1984, planning permission was granted for the use of the basement floor of Gaddesden Place to be used for office and light industrial purposes, and for the use of the second floor as offices. A legal agreement has also been entered into between the Council, the owners of Gaddesden Place and the prospective purchasers of the property, regarding the restoration of the fabric of the building.

There are two outstanding planning applications and one outstanding application for listed building consent that were made by a previous prospective purchaser, John McLean and Associates in July 1980. This firm no longer has any interest in acquiring the property and negotiations regarding a legal agreement in respect of their proposed development ceased in September 1982. It is understood that for legal reasons these outstanding applications cannot be withdrawn. However, I consider this to be a very unsatisfactory situation, in view of the fact that the applications were made nearly four years ago and remain undetermined, with no reasonable prospect of the situation being resolved in the foreseeable future. The only alternative that is open to the local planning authority is to refuse planning permission and listed building consent.