

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

THE DISTRICT COUNCIL OFDACORUM.....

IN THE COUNTY OF HERTFORD

To: Charles Church Estates Ltd.,
Charles Church House
Knoll Road
Camberley
Surrey

.....Partial demolition of boundary wall and.....

.....re-siting of milestone.....

atThe Garden House, London Road, Tring, 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 dated16 June 1988..... and received with sufficient particulars on17 June 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 demolition of the section of boundary wall shown by the black dotted line on Drawing No. 898/11/H shall not be undertaken before a contract for the carrying out of works for the redevelopment of any part of the residential curtilage of The Garden House coloured yellow on the aforesaid drawing has been made and planning permission has been granted for the development for which the contract provides.
3. The milestone shall be removed from its current position and relocated to the position shown on Drawing No. 898/11/K prior to the commencement of engineering operations relating to the provision of a vehicular access serving the redevelopment of any part of the residential curtilage of The Garden House coloured yellow on the said drawing.

Cont.

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 ensuring that a gap is not created in a section of the Listed wall which by reason of its prominence, elongated and largely uninterrupted and continuous nature, contributes to the character of the London Road and which forms a visually important approach to the Town Centre of Tring and its Conservation Area.
3. In the interest of preventing damage to the listed milestone resulting from the redevelopment of any part of the residential curtilage referred to in Condition 3.
4. In the interest of preventing damage to the listed milestone resulting from the redevelopment of any part of the residential curtilage referred to in Condition 3.

Cont.

Dated day of 19

Signed

Designation

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.

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4. The relocated listed milestone referred to in Condition 3 shall be surrounded by protective fencing not exceeding 600 mm in height prior to the commencement of engineering operations relating to the provision of a vehicular access serving the redevelopment of any part of the residential redevelopment on any part of the residential curtilage of The Garden House coloured yellow on Drawing No. 898/11K.
5. The bricks and coping of the section of the Grade II Listed wall shall be re-used as far as possible in the erection of any connected section of boundary wall shown blue and serving any redevelopment of any part of the residential curtilage of The Garden House coloured yellow on Drawing No. 898/11K.
6. The removal of the milepost and the section of boundary wall shall be carried out by tools held in the hand other than power driven tools.

Dated 25 November 1988

Signed



Designation

Chief Planning Officer

The reasons continued

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5. In the interests of the overall appearance of any redevelopment of the residential curtilage of the site coloured yellow on Drawing No. 898/11/K and to ensure the visual integration of the existing wall with that associated with the vehicular access to the site.
6. In the interests of preventing damage to both the milepost and the existing brickwork and coping of the boundary wall.