

TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

Town Planning

Ref. No.4/1325/84.....

Other

Ref. No.

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To: Mr E Unwin
162 Northfields
Dunstable
Beds LU5 5AN

.....Demolition of unlisted building in a.....
.....Conservation Area.....
at No.6 New Cottages, High Street, Markyate, 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 refuse the grant of listed building consent to the works described above and proposed by you in your application dated20th September 1984..... and received with sufficient particulars on5th October 1984..... and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse listed building consent for the works proposed are:

Insufficient details are available to assess the full impact of the proposal, and on the basis of the plans submitted, it is considered that the demolition of the end cottages of the terrace would have a seriously detrimental effect on the row of cottages and the overall street picture in a designated conservation area.

Dated29th..... day ofNovember..... 1984

Signed*John Bannock*.....

DesignationChief Planning Officer.....

See Notes Overleaf.

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 Paragraph one of 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 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.