

DC.12

**TOWN AND COUNTRY PLANNING ACT 1971
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

Town Planning
Ref No4/1464/89.....

Other Ref No

DD THE BOROUGH COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To: Mr Gordon Doolan
38 High Street
Kings Langley
Herts

Colin Eades Partnership
83 Tilehouse Street
Hitchin
Herts

Demolition of Outbuilding and Erection of
Single Storey, Two Storey and Three
Storey Office Building and Car Parking
.....
at 38 High Street, Kings Langley, Herts.....
.....

Description and
location of
proposed works

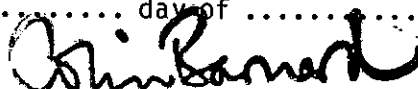
In pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder the Council hereby refuse the grant of Listed Building Consent to the works described above and proposed by you in your application dated .29.8.89..... and received with sufficient particulars on ...31.8.89..... 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:

1. The scale of the two and three storey elements of the scheme is excessive and out of character with other developments in this part of the High Street, and would have an adverse effect on the listed building and the Kings Langley Conservation Area.
2. The total loss of the existing garden would adversely affect the setting of the listed building.
3. The mono-pitch section of roof on the single storey extension to the rear of 40 High Street does not have a sufficiently steep pitch to accept the use of plain clay tiles as proposed, and the dormer to the two storey element of the scheme is too large and effectively produces a full two storeys rather than achieving the reduction in scale that is required.

Dated Nineteenth day of October 1989

Signed



CHIEF PLANNING OFFICER

NOTES

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 eight of Schedule 11 to the Town and Country Planning Act 1971. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
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 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 s.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 s.171 of the Town and Country Planning Act 1971.