

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To: Beechwood Park School
Beechwood Park
Markyate
St Albans
HertsMelvin Lansley & Mark
105 High Street
Berkhamsted
Herts

Demolition of part of garden wall, internal
partitions and temporary classroom block; internal
and external alterations; extensions to form
at
classroom, dining room assembly hall etc.,
at: Beechwood Park School, Markyate.

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 dated 8.8.88 and received with sufficient particulars on 10.8.88 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 part of the garden wall hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of that part of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
3. Following commencement of the works hereby permitted, the garden wall shall be restored and refurbished in accordance with the scheme and programming shown on drawing number 741/15 (plan ref: 4/1512/88LB) "Year 1" will commence upon the same date as the commencement of the said works and "Year 2", "Year 3", "Year 4", and "Year 5" will follow consecutively. The date of commencement of the said works shall be notified in writing to the local planning authority prior to the commencement of the said works.
4. Demolition of parts of the garden wall shall be carried out only by hand or by tools held in the hand other than power-driven tools and the materials stored and re-used in the restoration and refurbishment works to the garden wall hereby permitted.
5. The materials referred to in Condition (4) hereof shall be stored in a place to be agreed in writing with the local planning authority.

Contd/

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 section 56A Town and Country Planning Act 1971 (as amended).
2. To ensure that such demolition takes place only in connection with the provision of replacement buildings approved by the local planning authority.
3. In order to preserve the character and appearance of these important listed buildings.
4. In the interest of the needs to preserve the remainder of the wall from unnecessary damage.
5. To ensure that a stock of suitable materials remain for the works of repair and refurbishment of the walled garden.
6. To ensure satisfactory appearance.
7. To ensure satisfactory appearance.
8. For the avoidance of doubt and to enable the local planning authority to consider such proposals in accordance with policies subsisting at the time of submission.

Dated XXXXXXXXXXXXXXX day of XXXXXXXXXXXXXXXXXXXXXXX 19XXXX

Signed XXX

Designation XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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.

TOWN PLANNING REF NO: 4/1512/88LB

Subject to the following Conditions:- (Contd/)

6. Additional materials to be used in the restoration of and refurbishment of the garden wall (other than those referred to in Condition (4) hereof) shall match both in colour and texture those of the existing walls. Pointing shall be carried out with a suitable lime mortar with coarse sand to match that of the existing wall in accordance with a sample panel which shall be agreed in writing with the local planning authority prior to commencement of such work.
7. No work shall be started on the extension and external alterations hereby permitted until details of bricks to be used as shown on drawing no. 747/31 (plan reference 4/1512/88LB) shall have been submitted to and approved by the local planning authority and the said works hereby permitted shall be carried out in the materials as so approved.
8. This permission shall not extend to:-
 - (a) the "dining hall and kitchens" shown in dashed lines and numbered "22" and
 - (b) the "teaching" accommodation shown in dashed lines and numbered "24",shown on drawing no. 747/30 (plan reference 4/1512/88LB).

Dated 16thday of June1989

Signed 

CHIEF PLANNING OFFICER
Designation