

AB

D.C.11

Town Planning
Ref. No. 4/1900/89LB

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: P Jarman Builders
42 High Street
Redbourn
Herts

R P Crosby
Architectural Design Consultant
109 St Agnells Lane
Hemel Hempstead
Herts

Conversion of House to Form Two Dwellings and
Erection of Building to Form Five Flats with Garages
and Car Parking.

at

79/81 High Street, 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 20.11.89 and received with sufficient particulars on 20.11.89 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 external walls, roofs, windows, doors, water and drainage fitments shall be constructed and finished in accordance with a schedule of materials and finishes, including glazing, which shall be submitted to and approved by the local planning authority before any development is commenced.
3. The demolition of the buildings hereby approved shall be carried out with all due care and the bricks shall be stacked for re-use and protected from the weather within the site and not removed from the site.
4. The south and east elevations of the proposed extension shall be constructed in bricks salvaged from the building to be demolished and in no other materials without the consent, in writing, of the local planning authority.
5. All windows and doors shall have rough flat arches and shall be constructed without the use of permanent glass reinforced plastic formers. All windows shall be of white painted timber. All doors shall be timber. All rooflights shall be flush mounted with the roof slope.
6. The brickwork on the south and east elevations shall be constructed in English bond using lime based mortar.

Please Turn Over

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. To ensure a satisfactory appearance
- 3/ To enable the materials to be re-used.
4. To ensure a satisfactory appearance
5. To ensure a satisfactory appearance
6. To ensure a satisfactory appearance.

Dated.....First..... day of.....February..... 19..90.....

Signed..........

Designation.....Chief Planning Officer.....

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.