

TOWN PLANNING REGISTER SHEET

SGC

ADDRESS/LOCATION OF SITE 3/5 High Street KINGS LANGLEY Herts	TOWN PLANNING REF NO 4/1936/87 LOCAL AUTH BLD REGN OR OTHER REF NO
LOCAL AUTHORITY NAME DACORUM BOROUGH COUNCIL PARISH NAME Kings Langley	DATE OF COMMENCEMENT OF STATUTORY PERIOD 14 December 1987 DATE OF EXPIRY OF STATUTORY PERIOD 7 February 1988 DATE OF DECISION 30/7/83
DESCRIPTION OF PROPOSED DEVELOPMENT Repair and extension of building to provide retail and residential accommodation	DECISION <i>Assessed Refused</i> DIRECTIONS Dept of Env't County Plan Auth County High Auth
NAME AND ADDRESS OF APPLICANT K Smith Esq 26 Chipperfield Road BOVINGDON Herts	DATE OF APPEAL DECISION APPEAL DECISION
NAME AND ADDRESS OF AGENT D Clarke 47 Gravel Lane HEMEL HEMPSTEAD Herts	OS SHEET NO 795 ROAD CLASS NAT GRID REF TL0717002820
	PREVIOUS APPLICATIONS ON SAME SITE 0084/86 749/86

20 July 1988

4/1936/87/JK/SGC
Mr Knapp
2577

Mr D Clarke
47 Gravel Lane
HEMEL HEMPSTEAD
Herts

Dear Sir

5 HIGH STREET KINGS LANGLEY - REPAIR AND REINSTATEMENT

I refer to the planning application made in respect of the above proposal. As you will be aware there have been considerable difficulties encountered on reaching an acceptable solution and I would inform you that, in view of the time that has elapsed since the application was submitted, planning permission should be deemed to have been refused.

Yours faithfully


CHIEF PLANNING OFFICER

MEMORANDUM From:

Borough Secretary

To:

Chief Planning Officer

FAO - Mr Knapp

My Ref. AMW/PEC/418/36
Contact Mrs Walker

Your Ref.
Date. 4 August 1988

LISTED BUILDING ENFORCEMENT NOTICE
5 HIGH STREET, KINGS LANGLEY

... I enclose a copy of the Listed Building Enforcement Notice and letter served on Miss D. Smith, the owner of the above property.

A. M. Walker

for BOROUGH SECRETARY

Enc

PLANNING DEPARTMENT DACRUM DISTRICT COUNCIL					
Ref.				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		<i>M</i>			
Received			- 5 AUG 1988		
Comments					

24 July 1988

418/36/AW/AS
Mrs Walker
2227

Miss Diane Smith
26 Chipperfield Road
Bovingdon
Herts

228227

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1971
LISTED BUILDING ENFORCEMENT NOTICE
5 HIGH STREET, KINGS LANGLEY, HERTS

... I enclose a Listed Building Enforcement Notice in duplicate referring to the above property by way of service upon you as owner under Section 96 (3) of the 1971 Act.

Please note the extract from the 1971 Act printed on the reverse of the Notice which sets out your rights of appeal and the strict time limits in which an appeal may be made.

Any appeal should be made in writing to the Secretary of State at the Department of the Environment, (PLUP 2), PO Box 326, Bristol BS99 7XF.

From previous correspondence I understand that you are the sole owner of the property and no other person has a material interest in it. However, I enclose a Requisition for Information which you are required to complete by Section 284 of the 1971 Act, so that the Listed Building Enforcement Notice may be served on anyone else with an interest under Section 96 (3). You are required by Section 284 (1) to reply to the Requisition within 21 days of receipt.

I have sent a copy of this letter and enclosures to your solicitor Messrs Pickworths for their information.

Yours faithfully



FOR BOROUGH SECRETARY

Enc.

SCHEDULE

1. Repair and reinstate external walls to be made structurally sound and wind and watertight.
2. Reinstall rear wall of the two storey structure between ground and eaves level as necessary to match as originally built.
3. Construct adequate means of access to the rear of the property.
4. Repair structural cracking in all walls. Reinstall broken or damaged glazing.
5. Refurbish window and door frames to make properly weatherproof.
6. Provide bracing and strapping as necessary to ensure structural stability of the building.
7. Reinstall roof timbers, repairing and refurbishing existing timbers wherever possible. Any new timber must be of similar specification to the existing.
8. Retile the roof using tiling removed from the existing building on the front elevation. The rear elevation is to comprise existing tiling as far as possible, the shortfall to be made up with matching tiles.
9. Refurbish/reinstall the eaves guttering as necessary with adequate means of rainwater disposal.

All details of works, designs and specifications and materials to be used are to be submitted to and approved by the Council's Chief Planning Officer for the time being.

Annexe to Listed Building Enforcement Notice dated: 29th July 1988

The building is included in the List of Buildings of Special Architectural or Historic Interest by the Secretary of State for the Department of the Environment for its group value, together with Nos.1 and 3 High Street Kings Langley.

The reason for service of this Notice is to secure the restoration of the building by making it wind and water tight, stable and as near as possible to its appearance and character before the said works were carried out as part of a group of buildings worthy of listing. The Notice's requirements are meant to restore the building's character and are not intended to restore the building for habitable use.

DACORUM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
(as amended)

LISTED BUILDING ENFORCEMENT NOTICE
(unauthorised works)

WHEREAS:

(1) The building situate at and known as^(a) 5 High Street Kings Langley Hertfordshire which is more particularly delineated on the attached plan and thereon coloured edged red (‘‘the building’’) is a listed building as defined in section 54 of the Town and Country Planning Act 1971 (‘‘the Act’’).

(2) The building is situate within the district of the^(b) Dacorum Borough Council (‘‘the Council’’), being the local planning authority for the purposes of Parts IV and V of the Act.

(3) It appears to the Council that the following works, namely^(c)
 . demolition of parts of the building including the rear
 . lean-to extension and parts of the wall which separated
 . it from the main part of the building
 (‘‘the said works’’) [have been] ~~[are being]~~ carried out to the building and that the said works involve a contravention of section 55(1) of the Act in that the said works are for the [demolition] [of part] [alteration] [extension] of a listed building [in a manner affecting its character as a building of special architectural or historic interest^(d)] and the said works are not authorised under Part IV of the Act, no listed building consent having been granted therefor.

(4) The Council consider it expedient, having regard to the effect of the said works on the character of the building as one of special architectural or historic interest, to issue this notice.

NOTICE IS HEREBY GIVEN that, in exercise of their powers under section 96 of the Act, the Council require that the steps specified in the Schedule hereto be taken [to restore the building to its former state] ~~[to alleviate the effect of the said works]~~ within the period of ~~SIX MONTHS~~ from the date on which this notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of section 97(9) of the Act, on 19 88 .^(e)

SCHEDULE

See attached schedule

Issued
 Civic Centre
 Marlowes
 Hemel Hempstead
 Hertfordshire
 HP1 1HH

19 88

(Signed)

(Designation) BOROUGH SECRETARY

(The officer appointed for this purpose).

SCHEDULE

1. Repair and reinstate external walls to be made structurally sound and wind and watertight.
2. Reinststate rear wall of the two storey structure between ground and eaves level as necessary to match as originally built.
3. Construct adequate means of access to the rear of the property.
4. Repair structural cracking in all walls. Reinststate broken or damaged glazing.
5. Refurbish window and door frames to make properly weatherproof.
6. Provide bracing and strapping as necessary to ensure structural stability of the building.
7. Reinststate roof timbers, repairing and refurbishing existing timbers wherever possible. Any new timber must be of similar specification to the existing.
8. Retile the roof using tiling removed from the existing building on the front elevation. The rear elevation is to comprise existing tiling as far as possible, the shortfall to be made up with matching tiles.
9. Refurbish/reinststate the eaves guttering as necessary with adequate means of rainwater disposal.

All details of works, designs and specifications and materials to be used are to be submitted to and approved by the Council's Chief Planning Officer for the time being.

Annexe to Listed Building Enforcement Notice dated:

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The reason for service of this Notice is to secure the restoration of the building by making it wind and water tight, stable and as near as possible to its appearance and character before the said works were carried out as part of a group of buildings worthy of listing. The Notice's requirements are meant to restore the building's character and are not intended to restore the building for habitable use.

AMW/SS/18.7.88

c.c. P. Sec.
D. Control.

MELVIN, LANSLEY & MARK

Chartered Architects

The Archway, 105 High Street, Berkhamsted
Hertfordshire HP4 2DG Tel: (044 27) 2123/4/5

Your ref:

Our ref: **TKJ/JEG/748**

FAX No (04427) 76217

SPECIFICATION OF WORKS TO BE CARRIED OUT

AT

5 HIGH STREET, KINGS LANGLEY

FOR

**DACORUM BOROUGH COUNCIL
CIVIC CENTRE
MARLOWES
HEMEL HEMPSTEAD
HERTS**

PLANNING DEPARTMENT				
KINGSLAND DISTRICT COUNCIL				
			30	Admin File
Received			- 8 JUL 1988	
Comments				

PREPARED BY

**MELVIN LANSLEY & MARK
CHARTERED ARCHITECTS
THE ARCHWAY
105 HIGH STREET
BERKHAMSTED
HERTS HP4 2DG**

30th June 1988

PETER MELVIN Dip Arch (Dist) FRIBA PERCY MARK Dip Arch ARIBA PETER GIBBONS MBIAT
JOHN PRUNTY Dip Arch RIBA FRANK CLEVELAND Dip Arch ARIBA

ASSOCIATES:
RICHARD NEEDHAM BSc (Hons) Dip Arch (Hons) RIBA CHRIS WHITING Dip Arch (Hons) ARIBA ARPAD TURMEZEI Dip Arch RIBA

1.0 INTRODUCTION

The building is approximately 300 years old and is listed, Grade 2, by virtue of its value as part of a group of buildings.

A planning consent (ref no. 4/0084/86, given by Dacorum Borough Council) exists for the use of the first floor, plus part of the ground floor as a self-contained flat. The remainder of the ground floor has an established use for retail premises.

Certain unauthorised works, including the demolition of the lean-to extension at the rear, together with parts of the wall which separated it from the main part of the building, have been carried out. In addition, emergency measures have been taken to save the building from collapse, these include internal strutting and the removal of roof tiles to relieve the roof timbers of load.

The Borough Council now require the building to be "repaired and re-instated as it was, and with no change of use". It is understood, however, that a change of use on the upper floor to office, or similar use, might not be considered unfavourably, particularly if this helped to ensure that repairs were carried out in accordance with the Borough Council's wishes.

2.0 GENERAL

The Building owner is required to submit a detail design from a qualified Structural Engineer covering all work necessary to restore stability and load carrying capacity to the existing timber structure. No work is to be carried out until the agreement of the Borough Council's Engineer's Department has been obtained for this design.

The Building Owner is also required to submit a listed Building Application for the proposed works, including the proposals of the Structural Engineer for approval by Dacorum Borough Council. In addition, if a change of use of any part of the building is proposed, the Building Owner is also required to submit a Planning Application. The proposals generally must comply with the requirements of the Building Regulations in so far as they are applicable to repairs and alterations to an existing building.

3.0 THE REQUIRED WORKS

The Building Owner is required to carry out the works as described on the attached Drawings 748.01/02/03/04/05/06/ and 07. Any variation from these drawings, caused by matters discovered as work proceeds, must be approved in advance by Dacorum Borough Council, except only where emergency action is required to protect the existing structures from collapse.

4.0 ALTERNATIVE PROPOSALS

Alternative proposals under the following circumstances will be considered by the Council:-

Option 1

If the Building Owner proposes to reconstruct the rear lean-to, the Council will require it to be re-instated in its original form on its former foundations. In addition, the new structure will be required to conform with the Building Regulations as currently applicable. See also notes on Drawing 749/05 in relation to roof tiling, and on Drawing 748/02 in relation to windows.

Option 2

If the Building Owner does not propose to reconstruct the rear lean-to, the Council will require the present rear wall of the main building to be upgraded so as to conform with the Building Regulations as currently applicable; see notes on Drawing 748/01 in relation to structural stability, fire resistance, spread of fire and insulation. This will, in any case, require stiffening as noted on the above drawing in both Options 1 and 2. See also Drawing 748/02 in relation to windows.

Option 3

If the Building Owner proposes to use the upper floor for dead storage, that is, for any purpose for which irregular and occasional access only would be required, Council will require the work to comply with the notes on Drawing 748/06.

Option 4

If the Building Owner proposes to implement the existing Planning Consent, and to convert the upper floor, plus a small part of the ground floor, as a self contained flat, the Council will require full details of the internal staircase, the partition layout, and any new ceilings to be introduced, together with all resultant loadings on the Structure, to be submitted to the Council's Engineer's Department and also as part of a Listed Building Application, for approval before any work is carried out.

Option 5

If the Building Owner proposes to use the upper floor for office/showroom purposes, the Council will require an application for Town Planning consent to the change of use involved. Attention is drawn to the notes on Drawings 748/02 and 748/07, and to the Council's preference for an open-plan layout, without partitions, so as to achieve a satisfactory interior design which incorporates the existing timber framing as a visible element.

TOWN AND COUNTRY PLANNING ACT 1971
(as amended)

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(unauthorised works)

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(2) The building is situate within the district of the^(b) Dacorum Borough Council ("the Council"), being the local planning authority for the purposes of Parts IV and V of the Act.

(3) It appears to the Council that the following works, namely^(c) demolition of parts of the building including the rear lean-to extension and parts of the wall which separated it from the main part of the building ("the said works") [have been] ~~[are being]~~ carried out to the building and that the said works involve a contravention of section 55(1) of the Act in that the said works are for the [demolition] [of part] [alteration] [extension] of a listed building [in a manner affecting its character as a building of special architectural or historic interest^(d)] and the said works are not authorised under Part IV of the Act, no listed building consent having been granted therefor.

(4) The Council consider it expedient, having regard to the effect of the said works on the character of the building as one of special architectural or historic interest, to issue this notice.

NOTICE IS HEREBY GIVEN that, in exercise of their powers under section 96 of the Act, the Council require that the steps specified in the Schedule hereto be taken [to restore the building to its former state] ~~[to alleviate the effect of the said works]~~ within the period of ~~SIX~~ months from the date on which this notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of section 97(9) of the Act, on 5th September 1988 ^(e)

SCHEDULE

See attached schedule

Issued 29th July 1988
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

(Signed)

Keith Hunt

(Designation)

BOROUGH SECRETARY

(The officer appointed for this purpose).

Address to which all communications are to be sent.

SEE OVERLEAF

N.B. Delete any words in square brackets, which do not apply.

- (a) Insert address or description of the building to which the notice relates.
- (b) Insert name of Council issuing the notice.
- (c) Insert description of works.
- (d) Delete in the case of demolition of part or whole of building.
- (e) The date specified must be not less than 28 clear days after all the copies of the notice will have been served (see section 96(3) of the Act).