

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

THE DISTRICT COUNCIL OFDACORUM.....

IN THE COUNTY OF HERTFORD

To: Mr J Richardson
98 High St
Hemel Hempstead
Herts

Frank Capener
Salter House
Cherry Bounce
Hemel Hempstead
Herts

.....Single storey rear extension and alterations.....
.....
at 98 High Street.....
.....Hemel Hempstead.....

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 dated29.11.87..... and received with sufficient particulars on22.12.87..... and shown on the plan(s) accompanying such application subject to the following conditions:

- (1) The works to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
- (2) The works shall be carried out in a proper traditional and workmanlike manner in all respects.
- (3) The brickwork shall be constructed with the same type of bonding as that of the existing building.

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 & Country Planning Act 1971.
- (2) In the interests of preserving the character and appearance of the building.
- (3) In the interests of preserving the character and appearance of the building.

Dated Fifth day of April 1988
Signed *John Bernard*
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.

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OR HISTORIC INTEREST

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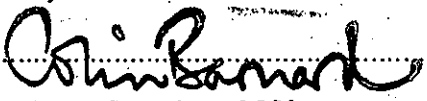
Description and
location of
proposed works

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 29.11.87 and received with sufficient particulars on 22.12.87 and shown on the plan(s) accompanying such application subject to the following conditions:

- (1) The works to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
- (2) The works shall be carried out in a proper traditional and workmanlike manner in all respects.
- (3) The brickwork shall be constructed with the same type of bonding as that of the existing building.

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.56A⁷ of the Town & Country Planning Act 1971.
- (2) In the interests of preserving the character and appearance of the building.
- (3) In the interests of preserving the character and appearance of the building.

Dated.....Fifth.....day of.....April.....1988
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.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972.



DACORUM BOROUGH COUNCIL

To Richard John Wise
6 Laven Close
Linslade
Beds LU7 7XS

Conversion and change of use of dwelling to form
office accommodation with flat above
at 163 High Street, Hemel Hempstead

Brief
description
and location
of proposed
development.

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 development proposed by you in your application dated 22 December 1987 and received with sufficient particulars on 22 December 1987 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

1. The proposed use would be contrary to the provisions of Policy 53 of the approved Dacorum District Plan in that planning permission for office will normally only be granted where the proposal is located within the commercial area of the Town Centre of Hemel Hempstead.
2. The proposal would conflict with the provisions of Policy 56 of the Dacorum District Plan in that it will result in the loss of residential accommodation.
3. The proposal would have a seriously detrimental effect on the character of the property itself and the overall street scene in a designated Conservation Area.
4. The additional use of the vehicular access, taken from a narrow private road used by cars entering and exiting from a public car park, would give rise to conditions of danger to pedestrians and vehicles on that road and footway.

Dated 4 day of February 1988

Signed *W. B. ...*

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land 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 development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX 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.169 of the Town and Country Planning Act 1971.