

D.C.11

Town Planning 4/2041/89LB  
Ref. No. ....

Other  
Ref. No. ....

TOWN AND COUNTRY PLANNING ACTS, 1971 TO 1974

BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To: Mr and Mrs J Massey  
Elmtree Farm  
Gaddesden Row  
Hemel Hempstead HP2 6HJ

Mrs P J Ward B A (Arch) RIBA  
Chapel Farm  
Whipsnade  
Dunstable LU6 2LL

Conversion of Outbuilding to Form Dwelling  
and Roof Extension  
at Elmtree Farm Gaddesden Row

Description and  
location of  
proposed works

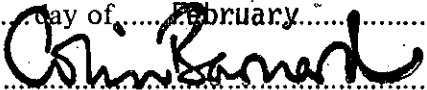
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby grants listed building consent to the works described above and proposed by you in your application dated ..... 5.12.89 ..... and received with sufficient particulars on ..... 11.12.89 ..... 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 existing roof tiles of the outbuilding shall be reused for the development hereby permitted.
3. Reused roof tiles shall be used for the treatment of the section of extended roof as coloured yellow on Drawing No. 8903/6.
4. Any replacement roof tiles for the development hereby permitted shall be of the same colour, texture and type as the existing roof tiles.
5. The timber boarding and the timber garage doors of the development hereby permitted shall be of a dark stained finish to match the existing barn.
6. The doors of the development hereby permitted shall consist of timber and be of dark stained finish.
7. The cast iron or aluminium pipes, guttering and downpipes of the development hereby permitted shall be painted black.
8. The windows of the development hereby permitted shall be of:
  - (a) Timber construction
  - (b) Side hung
  - (c) Stained

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 requirements of Section 54A of the Town and Country Planning Act 1971.
  2. (a) In the interests of the appearance of the building which makes a valuable contribution to the setting of Elmtree Farm which is a Grade II Listed Building.  
(b) In the interests of the appearance of the building which occupies a relatively prominent position within, and makes a valuable contribution to the existing character of the Chilterns Area of Outstanding Natural Beauty.
  3. (a) In the interests of the appearance of the building which makes a valuable contribution to the setting of Elmtree Farm which is a Grade II Listed Building.  
(b) In the interests of the appearance of the building which occupies a relatively prominent position within, and makes a valuable contribution to the existing character of the Chilterns Area of Outstanding Natural Beauty.  
(c) For the avoidance of doubt.
- 4 - 8. As 3 above.

Dated ..... 22nd ..... day of ..... February ..... 1990.....  
Signed .....  .....  
Designation ..... Chief Planning Officer.....

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#### 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.