

DC.12

TOWN AND COUNTRY PLANNING ACT 1971
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

Town Planning
Ref No4/2049/88LB.....

Other Ref No

THE BOROUGH COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To: F W Metcalfe & Sons Brian Branwhite
51-52 High St Surveyors
Tring High St
Herts Tring
 Herts

..... Change of use of ground floor to shop.....
..... and formation of three flats on the first
and second floors
at ... 53. High. Street.....
Tring
.....

Description and
location of
proposed works

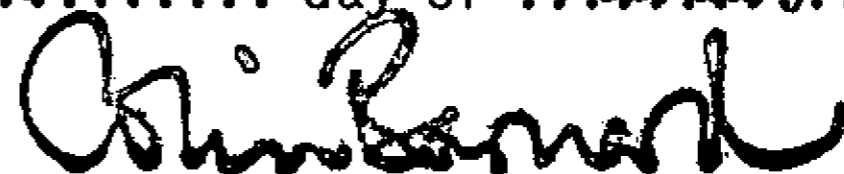
In pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder the Council hereby refuse the grant of Listed Building Consent to the works described above and proposed by you in your application dated25. October. 1988..... and received with sufficient particulars on7. November. 1988..... and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse Listed Building Consent for the works proposed are:

The works that are proposed to the building involve the unnecessary cutting of the original timber frame, including a tie beam.

Dated2nd..... day of .February.....1989.

Signed



CHIEF PLANNING OFFICER

NOTES

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 paragraph eight of Schedule 11 to the Town and Country Planning Act 1971. Appeals must be made on a form which is obtainable from the Department of 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.
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State 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 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 s.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 s.171 of the Town and Country Planning Act 1971.

Hertfordshire County Council

(Design)

Comments awaited

CONSIDERATIONS - There are no policy objections to this proposal. The matters to be addressed relate to the effect of the development on the character and appearance of the Listed Building; and the provision of off-street parking facilities for the proposal.

The parking layout indicated on the submitted plan shows the provision of 3 spaces, two of which are in tandem. In reality only 2 cars can be satisfactorily accommodated on the site, and there is a shortfall in parking provision of 3 spaces for the proposed development. Notwithstanding, the property currently houses up to six individuals who may each have their own vehicle. The Council is powerless to require parking for this current situation. As stated the application site is adjacent to the Old Forge car park and residents of the flats will have no difficulty in parking there in the evenings and on Sundays, although the car park is often crowded at other times. I do not consider that a failure to meet the necessary parking standards is a sufficient justification for refusal in this instance.

With regard to the listed building the majority of the works that are to be carried out are repairs and renovations to improve the decaying fabric of the building. However, the schedule of works that has been submitted indicates an inappropriate use of materials in some cases, and unnecessary works. The demolition of the stairs is not objectionable in itself, although it would be desirable to retain an internal link between the floors of the building. The creation of the three doorways in the first floor wall of the western wing is, however, of some concern. The wing forms much of the older part of this property and insertion of the doors will result in the cutting of the timber frame for all 3 doors, and the tie beam for one of the doors. Access across the flat roof section of the store, via concrete steps, is inappropriate for a Listed Building in the Conservation Area. Demolition of the chimney breasts should also be avoided.

Although the building is in a poor state of repair, and works need to be carried out to ensure its economic viability, conversion could be undertaken without these unnecessary alterations.

RECOMMENDATION

4/2048/88

That planning permission be REFUSED (on form DC4) for the following reason:

The proposed conversion involves works that would be detrimental to the character and appearance of the listed building.

4/2049/88LB

✓ (12)

That Listed Building consent be REFUSED (on form DC4) for the following reason:

The works that are proposed to the building involve the unnecessary cutting of the original timber frame, including a tie beam.

* * *

NOTIFICATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER