



Department of the Environment

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GTN 211

The Householder
The Cottage
Church Lane
Graveley
Hitchin
Hertfordshire

Your reference

Our reference HSD/5225/274/11

Date

28 MAY 1987

Dear Householder

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
THE COTTAGE, CHURCH LANE, GRAVELEY, HITCHIN, HERTFORDSHIRE

Grade II

I am writing to let you know that following a recent survey of your area this building has been included in the revised statutory list of buildings of special architectural or historic interest, approved by the Secretary of State for the Environment under Section 54 of the Town and Country Planning Act 1971. If you do not own the building, but know who does, would you please kindly pass this letter on to the owner.

The purpose of this letter is simply to give you early and informal notice of the listing while your local council prepares the statutory notices required under the Act. In many cases owners and occupiers will know what listing means but, in case you would like to have information on this, I have enclosed a pamphlet which explains its effect. You may like to look in particular at the section headed "Protection" on pages 4-5. You will see that listing need not require any special action from you unless you have plans to demolish, alter or extend the building. If you do have any such plans you may need listed building consent and you are advised to contact your local planning authority before beginning any works.

If you feel that your property has been listed in error - perhaps because it has been built recently but mistaken for something older - then you can appeal against the listing. If you contact me at the above address I will supply you with details of how you can go about this: the procedure is very simple.

A copy of the new statutory list will shortly be deposited with your local council where it will be available for inspection at the council offices. The council will then send the formal notices mentioned above to the owners and occupiers whose property is listed for the first time. Meanwhile, it is important to remember that the listing of this building has already taken legal effect.

If you have questions about the listing of this building, you may like to contact the Planning Department of your local council.

Yours sincerely

D.J. PRIOR

Listing Branch

IMPORTANT - This communication affects YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1971

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

To: Mr. & Mrs. C. Nathan,
The Cottage,
Rectory End,
Graveley,
Hitchin,
Herts SG4 7LU

NOTICE IS HEREBY GIVEN that the building known as The Cottage, Church Lane,
situated in Graveley, Herts.

has been included in the list of buildings of special architectural or historic interest in that area compiled by the Secretary of State for the Environment under Section 54 of the Town and Country Planning Act 1971 on 28th May 1987

DATED: 27th July 1987


Peter Archard
Director of Planning

Explanatory Note

The above notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under Section 54 of the Town and Country Planning Act 1971 by the Secretary of State for the Environment. The lists are compiled by the Secretary of State as a statutory duty, on the advice of an expert committee of architects and historians which advises him on these matters.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In the event you will need to seek "listed building consent", that is to say, the consent of the local planning authority (the North Hertfordshire District Council) for the work you wish to do.

Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

Works which are urgently necessary in the interests of safety or of health, or to preserve the building, may be carried out at any time without prior consent provided that you notify the local planning authority in writing, as soon as reasonably practicable, of the need for the works.

There is no right of appeal as such against the listing of a building but if the local planning authority should refuse consent for the carrying out of any proposed works, Section 56(6) of the Town and Country Planning Act 1971 provides a right of appeal against the refusal to the Secretary of State for the Environment. You are not precluded at any time from writing to the Secretary of State claiming that the building should cease to be listed, on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

A fuller explanation of the consequences of the listing of a building is enclosed with this notice. If at any time you propose to take any action which may affect the character of your building, you would be well advised to refer to the provisions of the Town and Country Planning Act 1971, Part IV and Schedule 11, and the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1972 (S.I. 1972 No.1362).

TL 2327

GRAVELEY

CHURCH LABEL
(North side)
Rectory End

The Cottage

13/9

II

GV

House. C17, N part late C20. Timber frame on high stuccoed sill, frame exposed on front with roughcast panels between. S gable dark weatherboarded. Steep old red tile roof. N part carefully matched. A long 2-storeys house on roadside facing W. Older S part has 5 windows on 1st floor and corresponding windows on ground floor but entrance under 4th window from S end. 6-panels fielded door. Flush casement windows. Former N gable chimney with 2 diagonal shafts enclosed in N extension which has 3 windows to each floor. Wide eaves overhang continuous along front.