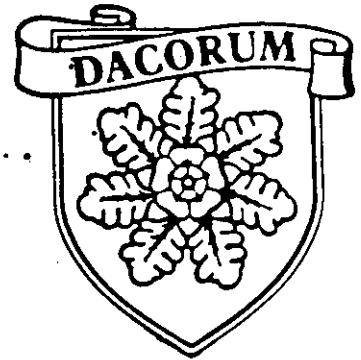




REASONS FOR REFUSAL
OF APPLICATION: 4/0232/96

Date of Decision: 15.08.1996

The proposal would have a seriously detrimental effect on the character of the property itself and the appearance of the overall street scene. The proposed extension would therefore cause harm to the character of Flaunden Conservation Area and would be contrary to the aims of Policy 110 of the Dacorum Borough Local Plan and national advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0232/96

Mrs J Girling
Crossway Cottage
Flaunden
Herts
HP3 0PP

Mason Richards Partnership
Highfield Court
23/24 Highfield Road
Edgbaston, Birmingham
B15 3DP

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Crossway Cottage, Flaunden, Herts

DEMOLITION OF EXISTING SINGLE STOREY EXTENSION TO REAR AND ERECTION OF TWO STOREY
EXTENSION

Your application for *full planning permission* dated 26.02.1996 and received on
27.02.1996 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.08.1996

(ENC Reasons and Notes)