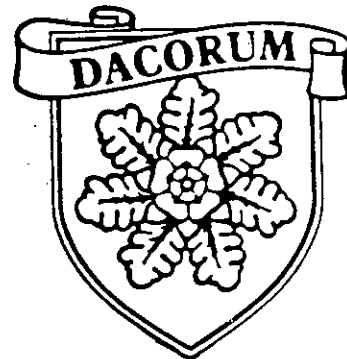


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0273/92

A MacGregor  
Granary Cottage  
89 Flaunden  
Herts  
HP3 0PP

J C Cocks RIBA  
Meadway  
Garden Reach  
Chalfont St Giles  
HP8 4BE

DEVELOPMENT ADDRESS AND DESCRIPTION

Granary Cottage, Flaunden

TWO STOREY SIDE EXTENESION

Your application for *full planning permission (householder)* dated 03.03.1992 and received on 06.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 22.04.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0273/92

Date of Decision: 22.04.1992



The policies of the Hertfordshire County Structure Plan 1986 Review, the adopted Dacorum District Plan and Dacorum Borough Plan Deposit Draft aim to safeguard the character and appearance of the Borough with particular regard to its Conservation Areas and listed buildings. Granary Cottage is a Grade II listed building which occupies a prominent position within the centre of Flaunden village which is a designated Conservation Area. The extension, due to its size, would fundamentally alter the appearance of the dwellinghouse to the detriment of the listed building and its setting within the Conservation Area. In a Conservation Area a development should either preserve or enhance both its appearance or character. The proposals would neither preserve nor enhance the Flaunden Conservation Area.