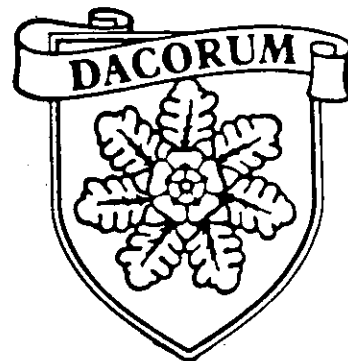


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0598/96

Mr & Mrs W Tiller  
17 Hunting Gate  
Hemel Hempstead  
Herts  
HP2 6NX

Mr A Thornton  
316 Northridge Way  
Hemel Hempstead  
Herts  
HP1 2AB

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

17 Hunting Gate, Hemel Hempstead, Herts

SINGLE STOREY FRONT EXTENSION AND TWO STOREY SIDE EXTENSION

Your application for *full planning permission (householder)* dated 10.05.1996 and received on 10.05.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

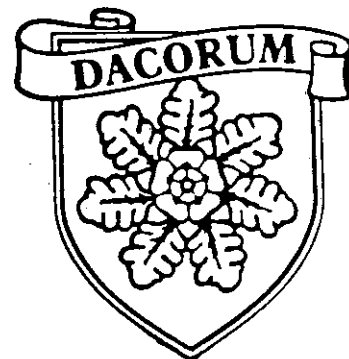
Director of Planning

Date of Decision: 28.06.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0598/96

Date of Decision: 28.06.1996



Policies of the Development Plan aim to safeguard the residential character of the Borough. To this effect Policies 8 and 9 of the Dacorum Borough Local Plan specify that development will not be permitted if it fails to satisfy a range of criteria. Of those listed, it is expected that new development will harmonize with the general character of the area and avoid visual harm. The gap at first floor level between 17 and 18 Hunting Gate provides an important feature within the street scene. In the opinion of the local planning authority the proposal by reason of its position and size will reduce this gap, to the detriment of the appearance of this important part of the street scene.