



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

HUNT ASSOCIATES
121 HIGH STREET
BERKHAMSTED
HERTS
HP4 2DJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00931/99/LBC

BRICKWALL COTTAGE, FRITHSDEN GARDENS, FRITHSDEN, HEMEL
HEMPSTEAD, HERTS, HP1 3DE
DEMOLITION AND REPLACEMENT GARAGE, SINGLE STOREY SIDE EXTENSION
AND ALTERATIONS TO GARDEN WALLS

Your application for listed building consent dated 17 May 1999 and received on 21 May 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 August 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00931/99/LBC

Date of Decision: 25 August 1999

1. The proposed extension to the house would erode its historic form and further overwhelm the original listed building to the severe detriment of this Grade II listed building.

2. The proposed garage, due to its size and location would be detrimental to the setting of the Grade II listed building and would be overdominant and inappropriate adjacent to the listed walls of the former kitchen gardens of the Ashridge estate.