



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CREST HOMES (EASTERN) LTD
CREST HOUSE PROGRESSION CENTRE
MARK ROAD
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01403/97/FUL

59-61, COVERT ROAD, NORTHCHURCH, BERKHAMSTED, HERTS
DEMOLITION OF 2 NO. EXISTING RESIDENTIAL DWELLINGS, ERECTION OF 10
NO. DETACHED RESIDENTIAL DWELLINGS & ASSOCIATED PRIVATE ROAD
(DUPLICATE APPLICATION)

Your application for full planning permission dated 03 September 1997 and received
on 05 September 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 27 November 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01403/97/FUL

Date of Decision: 27 November 1997

- 1. The density of development proposed is excessive and unwarranted in this semi-rural location. The proposed development would if permitted prove severely injurious to the general character and amenity of the area and the countryside to the south which falls within the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty due to the density, layout and design of the proposed development.**
- 2. The proposed development would result in the loss of trees and have a detrimental effect on important trees which would further detract from the general character and amenity of the area.**