



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR N JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

Applicant:

LEYTON BUILDING CONTRACTORS
50A WAVERLEY ROAD
ST ALBANS
HERTS
AL3 5PJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01726/97/OUT

**REAR OF, 14 BRANKSOME CLOSE, HEMEL HEMPSTEAD, HERTS, HP2 7AG
THREE BEDROOM DWELLING**

Your application for outline planning permission dated 06 November 1997 and received on 06 November 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 18 December 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01726/97/OUT

Date of Decision: 18 December 1997

- 1. The proposal would introduce a cramped form of development with insufficient amenity space into an attractive established spacious residential development. Policies of the Development Plan aim to safeguard the environment of the Borough including the residential areas and the proposed development would be in conflict with this aim.**
- 2. The proposed development would have a detrimental impact on the Dawn Redwood tree located in the garden of 16 Branksome Close, which is the subject of a Tree Preservation Order. The proposed development would lead either to the loss of the tree or to pressure for extensive pruning which would significantly detract from the character and appearance of the area, contrary to the policies contained in the adopted Dacorum Borough Local Plan.**