



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GLASSPOOL & THAISS
112-116 BROAD STREET
CHESHAM
BUCKS
HP5 3ED

Applicant:
MRS J GATES
GROVE END HOUSE
ELM GROVE
BERKHAMSTED
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01907/97/FUL

GROVE END, ELM GROVE, BERKHAMSTED, HERTS, HP4 1AE
DETACHED HOUSE

Your application for full planning permission dated 07 January 1998 and received on 08 January 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 26 February 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01907/97/FUL

Date of Decision: 26 February 1998

- 1. The proposal represents a gross overdevelopment of the site which would affect adversely the visual and general amenities of the area by reason of the loss of trees and the general impact of the development on the character of the Conservation Area.**
- 2. The proposed dwelling, due to its height and design, is unsympathetic to the character of adjacent and nearby development and by reason of its prominent location would be detrimental to the amenities of surrounding properties and the environment of the locality.**