



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

TEMPIETTO LTD  
26 LOWER KINGS ROAD  
BERKHAMSTED  
HERTS  
HP4 2AB

THORNE BARTON ESTATES LTD  
13 ALEXANDRA ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP2 5BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02117/98/FUL

ROSE COTTAGE, 17 BANK MILL, BERKHAMSTED, HERTS, HP4 2ER  
3NO 5 BEDROOM DETACHED HOUSES AND GARAGING

Your application for full planning permission dated 16 December 1998 and received on 16 December 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 27 May 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02117/98/FUL**

Date of Decision: 27 May 1999

**1. The proposal represents overdevelopment of the site by reason of the third dwelling, resulting in minimal spacing between the dwellings and giving the impression of a continuous wall of development along the canal. As a result, the development would be harmful to the visual character of the area and at odds with the semi-rural surroundings of the site.**