

**THREE RIVERS DISTRICT COUNCIL
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990: SECTION 74
REFUSAL OF CONSERVATION AREA CONSENT**

To : PFG Design Ltd on behalf of Henry Homes PLC
165 High Street
Rickmansworth
Herts
WD3 1AY

Site : 63 Nightingale Road Rickmansworth Hertfordshire

Proposed Development : Conservation Area Consent: Demolition of existing dwelling (63 Nightingale Road)

Ref No : 08/1077/CAC

Date Received Valid: 27 May 2008

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **REFUSES** consent under Section 74 of the above Act for the demolition of an unlisted building within a Conservation Area as described by you in your application, and shown on plan numbers: **20007/82/208, 20007/82/207** accompanying the application.

Consent is refused for the following reasons:-

- 1 In the absence of an acceptable redevelopment scheme for the site the demolition of the existing dwelling would lead to a vacant site with no permitted use or buildings which would be detrimental to the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy C6 of the Three Rivers Local Plan 1996 – 2011.

Dated: 18 July 2008

Signed 
Geof Muggeridge, Chief Development Control Officer
For Director of Communities and Environmental Services
On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL
(See accompanying notes)