THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 70
REFUSAL OF PERMISSION TO DEVELOP LAND

To : Mr Steven Coulson
Graham Seabrook Partnership
The Studio Barn
Bury Farm Courtyard
Pednor Road
Chesham
Bucks.
HP5 2JU
UK

On behalf of Mr Mark Reynolds

Site : **3 Anson Walk Northwood Middlesex**

Proposed Development : Part demolition of existing dwelling and erection of a two storey side and rear extension with front dormer windows, single storey rear extension, first floor rear extension, new front and rear chimneys, creation of a basement level, conversion of existing garages into habitable accommodation with front bay windows, alteration to fenestration, raised rear terrace with balustrading, retaining walls and increase in hardstanding

Ref No : 08/2255/FUL

Date Received Valid: 29 December 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 planning permission,** for the development proposed by you in your application as set out above and shown on plan numbers: **4612, 7059 Rev A, 7059 Rev C, 4612_AG(0)_01F, 4612_AG(0)_02G, 4612_AG(0)_3C, 4612_AG(0)_4,** accompanying the application.

Permission is refused for the following reason(s):-

1 The scale, bulk and design of the proposed extensions would dominate the existing pre 1958 dwelling which currently makes a positive contribution to the character and appearance of the streetscene and the Moor Park Conservation Area. This would fail to preserve or enhance the character and appearance of the Moor Park Conservation Area detracting from the landscape setting and would be contrary to Policies C1, GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011 and the Moor Park Conservation Area Appraisal document 2006.

Dated: 17 April 2009

Signed .....
Geof Muggeridge, Development Manager
For Director of Communities and Environmental Services
On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL