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

To :	Mrs Sumathi Chandrasekar Graham Seabrook Partnership The Studio Barn Chesham Buckinghamshire HP5 2JU	On behalf of	Dr Esen Bayar

Site :	**29 Wolsey Road Moor Park Northwood**
Proposed Development :	Demolition of existing dwelling and erection of two storey detached dwelling with basement level and further accommodation in roofspace served by rear dormer window, side rooflights and front and rear windows
Ref No :	09/0176/FUL
Date Received Valid:	20 February 2009

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: **1395/PL/01A, 1395/PL/03A, 1395/PL/05, 1395/PL/02, 1395/PL/04,** accompanying the application.

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

1 The existing dwelling was built prior to 1958 and makes a positive contribution to the character and appearance of the street scene and the Moor Park Conservation Area. It has not been demonstrated that there is any justification for its demolition and the proposed replacement dwelling by reason of its scale, bulk and design would fail to preserve or enhance the character and appearance of the Conservation Area. This is contrary to Policies C1 and C6 of the Three Rivers Local Plan 1996-2011 and the Moor Park Conservation Area Appraisal 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

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