

17 Feb. 09



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Head of Planning Services  
Three Rivers Council  
Three Rivers House  
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Dear Sir,

**RE: Residential Redevelopment at Applegarth, Parrotts Close, Croxley Green**

On behalf of Kebbell Country Homes, please find enclosed the planning application for the redevelopment of Applegarth, Parrotts Close Croxley Green to provide a total of 3 detached houses, associated parking and landscaping.

The current planning application hereby submitted consists of the following documentation:

- Completed Planning Application Form
- Completed Certificate of Ownership Form
- Design and Access Statement
- Drawings in accordance with the drawing schedule
- Tree Survey and Arboricultural Report dated 18<sup>th</sup> June 2007
- Application Fee of £1005

This site has a history of Planning Applications which have been explained in the attached Design and access Statement. Importantly this application follows 2 dismissed appeals which clearly set parameters which have to be overcome if a successful scheme is to be the result. It is my opinion these parameters have successfully been achieved and broadly can be summarised as;

1. Compared to earlier applications all three houses have been significantly reduced in height and are now considerably lower than the existing property. i.e. Applegarth has a maximum height of 8.2 metres (see accompanying Topographical Survey), the proposed houses are between 0.22m to 0.3m lower than Applegarth.
2. This significant reduction in overall height results in all 3 properties being approximately 1.5 metres lower than both the previously dismissed appeal proposals.
3. The proposed dwelling on plot 1 has been set further back from properties opposite in Parrotts Close, thus improving the perception of openness adjacent to this sensitive boundary.

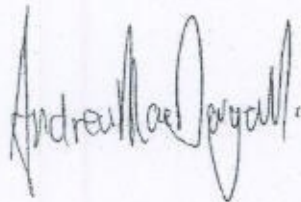
4. The perceived dominance of the previous schemes has been noted and amendments have been made to significantly reduce this through the incorporation of a much more tailored rural design style elevation. Detailed design features now include broken eaves, small dormer windows, cat slide roofs and simpler more classic detailing on elevations, all features found on the much older dwellings within the Conservation Area. The properties no longer appear to take a lead from properties in Parrotts Close, a more modern design.

5. The regimented design of the previous proposals has been replaced by an increased sense of randomness. This is particularly apparent for plots 1 and 2, quite different in design. This randomness is more typical of the Conservation Area and is notably lacking with additions to the Conservation Area, notably Parrotts Close, which is heavily criticised in the Conservation Area appraisal.

6. The western hedge to the front of the site adjacent to The Green and northern hedge adjacent to Parrotts Close is to remain and can be conditioned as such. Given the Planning Inspector's concerns about future impact of maintenance a Condition requiring a Management Plan to be submitted would be appropriate, thus ensuring satisfactory maintenance in perpetuity.

I trust you have enough information to register this planning application, should you require any assistance please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew MacDougall'.

Andrew MacDougall  
**Consensus Planning**