

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

To : Mr Christopher Higenbottam On behalf of Henry Homes PLC
Tempietto Architects
3 Churchgates
The Wilderness
Berkhamsted
Herts
HP4 2UB

Site : **63 And Land Rear Of 61 And 65 Nightingale Road Rickmansworth Hertfordshire**

Proposed Development : Demolition of 63 Nightingale Road and outbuilding to rear of 61 Nightingale Road and construction of four detached houses, garaging and access road

Ref No : 09/1397/FUL

Date Received Valid: 16 September 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: **1606/01, 1606/01A, 1606/14, 1606/02 REV B, 1606/09 REV B, 1606/10 REV B, 1606/11A, 1606/12, 1606/03B, 1606/04B, 1606/06B, 1606/07B, 1606/08B, TRDC 001, TRDC 002, B43 08, 1606/15, 1606/13, 1606/05B** accompanying the application.

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

- 1 The proposed development by reason of its form and layout results in a backland form of development unable to maintain the particular character of the area in the vicinity of the site that would adversely impact on the established historic layout of this part of the Conservation Area and fail to preserve or enhance the character and appearance of the Conservation Area failing to meet the requirements of Policies C1 and H14 of the Three Rivers Local Plan 1996 - 2011.

Dated: 10 November 2009

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