

Dacorum Borough Council Planning Department

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11 HALL PARK
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HP4 2NU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00272/00/FUL

91-101 REX CINEMA SITE HIGH STREET, BERKHAMSTED, HERTS, HP4
REFURBISHMENT AND UPGRADING OF CINEMA AND ADJACENT
COMMERCIAL AND RESIDENTIAL ACCOMMODATION, INCLUDING NEW BUILD
EXTENSIONS TO CINEMA, CAR PARK AND RESIDENTIAL ACCOMMODATION

Your application for full planning permission dated 11 February 2000 and received on 14 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, which appears to read 'David Noble'.

Development Control Manager

Date of Decision: 19 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00272/00/FUL

Date of Decision: 19 December 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions and alterations hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building and in the interests of the visual amenities of the Conservation Area.

3. No development shall take place until details (including cross sections at a scale of 1:20 or such other scale as may be agreed in writing by the local planning authority) of all the fenestration, the entrance from Three Close Lane, the external fire escapes, the shop windows and the external doors (including the doors to the entrance foyer) shall have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character and appearance of the Listed Building and in the interests of the visual amenities of the Conservation Area.

4. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, car parking layouts, other hard surfaced areas and materials, provision for refuse storage, signs and external lighting.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. No development shall take place until details (including cross sections) of the construction of the rear boundary wall of the site adjacent to the churchyard shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a proper development.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing Nos. 99/17/PP 01 Rev B, 02 Rev B and 04 Rev B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. The development hereby permitted shall not be occupied until a plan showing the allocation of spaces for both residents' parking, disabled parking and operational parking to service the cinema uses within the car park and details of the proposed management of the car park shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan and details.

Reason: To ensure that there is sufficient car parking provision for the residents of the site, that operational car parking is provided and that the remainder of the parking spaces are kept available for the users of the site.

8. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 6, 7 and 35

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 34, 35, 54, 109 and 110

Part 5 Environmental Guidelines

Sections 6 and 13

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 38, 39, 58, 59 115 and 116

Part 5 Environmental Guidelines

Sections 6 and 13