

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



IAN PANKHURST ARCHITECT
ELMWOOD
BURCHETTS GREEN LANE
MAIDENHEAD
BERKS
SL6 3QW

NICHOLAS KING HOMES PLC
1 REGIUS COURT
CHURCH ROAD
PENN
BUCKS
HP10 8RL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02177/99/LBC

**91-101 REX CINEMA SITE HIGH STREET, BERKHAMSTED, HERTS, HP4
NEW FLATS AND ALTERATION, CONVERSION AND RESTORATION OF THE
FORMER CINEMA TO A3 AND RESIDENTIAL USE**

Your application for listed building consent dated 21 December 1999 and received on 24 December 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kin Barnard', written over a faint, illegible typed name.

Director of Planning

Date of Decision: 30 March 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02177/99/LBC

Date of Decision: 30 March 2000

1. The proposed development fails to respect the character and integrity of the listed building, due to the form and content of the proposed alterations, in particular the removal of the balcony and the poor relationship between the auditorium and the foyer and café areas. As a result, the proposals manifestly fail to satisfy policy advice contained in PPG15, and are contrary to both Policy 109 of the adopted Dacorum Borough Local Plan and Policy 115 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

2. The plans which form part of the application do not provide sufficient detail to judge properly the impact of the proposals on the listed building. Accordingly, it would be inappropriate, and contrary to the advice in PPG15, Policy 109 of the adopted Dacorum Borough Local Plan and Policy 115 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft, to grant listed building consent whilst there remain doubts about the eventual impact of the proposed alterations on the structure of the building.