

JUN 2008

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**AGENT**

Barker Parry Town Planning Ltd  
33 Bancroft  
Hitchin  
Hertfordshire  
SG5 1LA

**APPLICANT**

Wattsdown Ltd  
C/O Agent

**CONSERVATION AREA CONSENT**

**Demolition of existing cinema and erection of fourteen flats with associated parking and landscaping**

**Former Odeon Cinema 166 London Road St Albans**

In the pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby **grants Conservation Area Consent** to the works described above and proposed by you in your application dated 03/03/2008 and received with sufficient particulars on 17/03/2008 and shown on the attached plan(s) subject to the following conditions and reasons:-

**Condition**

1. The development hereby permitted shall be begun not later than the expiration of 3 years from the date on which this consent is granted.

**Reason**

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Condition**

2. Neither demolition nor any other site works shall commence until the site has been enclosed by a continuous solid fence in accordance with details to be agreed in writing by the Local Planning Authority. Such fencing shall remain until clearance and building works have been completed.

**Reason**

2. To protect the amenities of the locality. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.

**Condition**

3. On site parking shall be provided for the use of all contractors, sub-contractors and delivery vehicles engaged on or having business on the site in accordance with details to be agreed in writing with the Local Planning Authority before the commencement of site works. The parking area shall remain until building and clearance work have been completed.

**Reason**

3. To ensure that no obstructions to the public highway occur during the construction period. To comply with Policy 34 of the St. Albans District Local Plan Review 1994.

**Condition**

4. All materials and equipment to be used during the demolition shall be stored within the curtilage of the site unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.

*Historic St Albans District becoming Hertfordshire's premier community*



INVESTOR IN PEOPLE

**St Albans City and District Council** District Council Offices, St Peter's Street, St Albans, Herts AL1 3JE  
**THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.**



Reason

4. To ensure that no obstructions to the public highway occur during the demolition / construction period. To comply with Policy 34 of the St. Albans District Local Plan Review 1994.

Condition

5. A methodology for the screening or enclosure of plant and machinery to be used during the demolition period shall be submitted to and approved in writing by the Local Planning Authority before works are commenced.

The siting of plant and machinery shall be away from noise sensitive areas wherever possible.

Vehicles and machines in intermittent use shall be shut down in the intervening periods between work, or throttled down to a minimum.

The contractor shall take all steps necessary to limit vibration caused by plant and machinery used on the site. In particular, no machine which uses a system of dropping a heavy weight, whether power assisted or by gravity, on the surface of paving or foundation, will be permitted for breaking up.

Reason

5. To safeguard the amenities of nearby residential properties. To comply with Policy 82 of the St. Albans District Local Plan Review 1994.

Condition

6. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any days nor on any Saturday before 08.00 hours or after 13.00 hours.

Reason

6. In the interests of residential amenity. To comply with Policy 70 of the St. Albans District Local Plan Review 1994.

Condition

7. No works shall take place on site until the applicant, or their agent or successors in title, has secured the making of a detailed record/implementation of a scheme of recording of the building(s) concerned. This must be carried out by an archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason

7. To safeguard the identification and recording of features of historic and/or archaeological interest associated with the fabric of the building to comply with Policy 111 of the St. Albans District Local Plan Review 1994.

Condition

8. Access to the site for demolition traffic shall be via London Road only.

Reason

8. To safeguard the amenity of neighbouring residents.


**Justification for the grant of planning permission**

In summary, it is considered that the proposals overcome the previous reasons for refusal. The proposals will not adversely affect the character or appearance of the Conservation Area, there will be no loss of privacy to adjoining occupiers, and sufficient parking space is provided. Further details required for landscaping can be secured by condition. The proposed development is in accordance with Policies 1 (Sustainable Development), 2 (Design and Provisions of Development,

**THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.**

25 (Car Parking) and 38 (Critical Capital and Other Important Environmental Assets) of the Hertfordshire Structure Plan 1991-2011 and Policies 4 (Schedule of Proposed Housing Sites), 34 (Highway Considerations in Development Control), 39 (Parking Standards, General Requirements), 40 (Residential Development Parking Standards), 69 (General Design and Layout), 70 (Design and Layout of New Housing), 74 (Landscaping and Tree Preservation), 85 (Development in Conservation Areas), 87 (Locally Listed Buildings) and 121 (St Albans City Centre Policy Area 7 London Road) of the St Albans District Local Plan Review 1994. The previous concerns of the Inspector have been addressed. A satisfactory standard of environment is achieved. The proposal preserves the character and appearance of the Conservation Area.

Signed



Dean Goodman  
Head of Planning & Building Control

Dated 09/06/2008

NOTES

*If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.*

*If the applicant is aggrieved by the decision of the Local Planning Authority to approve the details of the proposed development subject to conditions, he may by notice served within six months of the date of this notice, appeal to the First Secretary of State in the Office of the Deputy Prime Minister in accordance with Section 21 of the Planning (Listed Building and Conservation Areas ) Act 1990. The forms can be obtained from Customer Support Unit, The Planning Inspectorate, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Web site [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)). The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress.*

**INFORMATIVES:**

This determination was based on the following drawings and information: Drawing No. 01, 03, 04, 05, 06, 07, 08, 09 and 10, SK107 Rev B, SK110, SK111, SK112, SK114 Rev A and SK115 Rev A received 17/03/08.

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

Before proceeding with the development hereby permitted, the applicant is advised to contact Hertfordshire Highways to ascertain their permission/requirements for works of demolition and construction works insofar as they may affect the highway.

The site is within a Controlled Parking Zone which is currently oversubscribed. The Council's policy, confirmed within the relevant Traffic Order, is not to issue any resident parking permits for new dwellings, or conversions to dwellings, where this is the case.

**THIS IS AN IMPORTANT DOCUMENT AND IS LIKELY TO BE REQUIRED WHEN YOU COME TO SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.**