

PLANNING APPLICATION FORM

Hertfordshire District & Borough Councils

This form may be used throughout Hertfordshire. Please complete ALL questions in BLOCK CAPITALS. 6 copies of forms / plans must be submitted. Photocopies of forms will be acceptable.

PART 1 (to be completed in all cases)

1. Declaration I/We apply for planning permission and declare that to the best of my/our knowledge all the information contained in this application and on the submitted plans is correct.

Signed *S. Barker* On behalf of WATTS DOWN LTD. Date 03/03/08

2a. Name and Address of Applicant
WATTS DOWN LTD
C/O AGENT
Postcode

2b. Name and Address of Agent (if any)
(To whom correspondence will be sent)
BARKER PARRY TOWN PLANNING LTD
33 BANROFT, HITCHIN, HERTS
Postcode SG5 1LA
Tel. No. 01462 420 224
Fax No. 01462 420 171
E-mail Address office@barkerparry.co.uk

3. Full Postal Address of Application Site
(Edged in red on site plan)
FORMER ODEON CINEMA
166 LONDON ROAD, ST ALBANS AL1 1PQ

4. Brief Description of Proposed Development
DEMOLITION OF EXISTING BUILDING
& REPLACEMENT WITH 14 APARTMENTS, PARKING, ACCESS & LANDSCAPING
(For development other than residential please also complete Part 2 of this form)

5. Fee (Please state fee submitted with application)
£3,710

6. Plans (Please list all drawings and plans submitted)
1329 OLD, 03E, 04, 05, 06, 07, 08 & 09

7. State whether the Applicant Owns or Controls any Adjoining Land (If yes, edge in blue on site plan)
 Yes No

8. Present or Previous Use of Land/Buildings
a) Present use of land/buildings VACANT
b) If vacant, the previous use and date when last used (if known)
CINEMA LAST USED 1995

9a. Site Area (Hectares)
0.1124

9b. Floorspace (Sq. m. gross)

Current	Demolished	Retained	New	Residual Total
1039m ²	1039m ²	0	1678m ²	1678m ²

10. Trees
Does the proposed development involve the felling of any trees?
 No Yes



18. Are you a Member or Officer of the Council to which the Application is Being Made? Yes No

17. Materials (Please state the type and colour of materials to be used (if known))
 a) Exterior walls
 b) Roof
 c) Windows
 d) Boundary treatment
 } PLEASE SEE DRAWING I329/03D

16. Drainage
 a) How will surface water be disposed of? (e.g. public sewers, watercourses, soakways, etc.)
 b) How will foul water be disposed of? (e.g. public sewers, cesspits, septic tanks, etc.)
 } PUBLIC SEWERS

15. Access to Roads and Other Public Rights of Way (Please tick the appropriate boxes)
 a) Will there be a new access to a highway?
 Vehicular Yes No
 Pedestrian Yes No
 b) Will any existing access to a highway be altered?
 Vehicular Yes No
 Pedestrian Yes No
 If any new or altered access is proposed, state name(s) of highway(s) affected
 LOWER PAXTON ROAD
 (Please show details of works involved on the submitted plans)
 c) Is there a public right of way crossing or abutting the site?
 ABUTTING Yes No
 (If Yes, please show on the submitted plans) - STEPS TO WEST OF EXISTING/PROPOSED BUILDING

14. Transportation
 a) What measures are proposed to encourage cycling as an alternative mode of transport to and from the site?
 SECURE STORAGE FOR BIKES AND MOTORBIKES
 b) How is the development served by passenger transport? Please state the approximate walking distance to the nearest bus stop and train station
 BUS STOPS CLOSEBY AND STATION WITHIN 0.5KM LEVEL WALK

13. Garaging/Car Parking (including parking for employees) (Please indicate the number of garaging and/or car parking spaces available or to be provided)
 Existing NONE Retained NONE Proposed 23 Total 23

12. Contamination
 To your knowledge is the site contaminated? Yes No
 If Yes, what measures are proposed to decontaminate the land?

11. Type of Planning Application (Please tick the appropriate boxes)
 a) Full planning application for new building works and/or engineering works and/or other operations
 b) Full planning application for a change of use
 c) Outline planning application
 d) Reserved matters application
 Date of outline permission and application no.
 Please indicate which of the following matters you wish to be considered as part of your outline or reserved matters application:
 Siting Design External appearance Means of access Landscaping
 e) Application for removal/variation of a condition
 Condition no. Previous application no.
 f) Application for renewal of temporary planning permission
 Previous application no.

18. Development Involving Residential Use (Including Conversion)
 (Please give the number of existing residential units on the site)

Single family dwellings	0	Self-contained flats and maisonettes	0	Other (e.g. non-self-contained accommodation)	0
Number vacant	0	Number vacant	0	Number vacant	0

(Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self-contained units)

Single family dwellings		Self-contained flats and maisonettes	
1 bedroom			
2 bedrooms	12		
3 bedrooms	2		
4+ bedrooms			
TOTAL	14		

Are you proposing any non-self-contained units? Yes No If Yes, how many?

PART 2 (to be completed for development other than residential)

1. Please Give Details of the Existing and Proposed Floorspace (sq. m. gross)

USE	EXISTING FLOORSPACE			PROPOSED FLOORSPACE		
	Floorspace to be demolished	Floorspace to be retained	New floorspace	Resultant total floorspace		
Retail (Use Class A1)						
Financial & Professional Services (Use Class A2)						
Food & Drink (Use Class A3)						
Business (Use Class B1)						
General Industrial (Use Class B2)						
Storage or Distribution (Use Class B8)						
Other (Please specify)						

2. Employment

How many people are currently employed on the site?

FULL TIME	
PART TIME	

How many people in total will be employed on the site?

3. Hazardous Materials

Will the proposal involve the use or storage of hazardous materials? Yes No

If Yes, please give details including quantities

4a. Transport

What provision has been made for the parking, loading, unloading and manoeuvring of service and goods vehicles within the site? (Please show the intended provision on the plans)

4b. How Many Vehicles are Likely to Visit the Site During a Normal Working Day?
 (Please include all vehicles except those used by individual employees driving to work)

Cars	No. a.m.	No. p.m.	Commercial vehicles	No. a.m.	No. p.m.

NOTE: Either Certificate A or Certificate B must be completed. Delete where appropriate

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application nobody except the applicant, was the owner* of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed *S. J. Barker* S. J. BARKER Date 03/03/08

*On behalf of WATTS DOWN LTD

CERTIFICATE B

(In completing this Certificate you must complete the notice below and serve that notice on all owners*)

I certify that:

1. "I have the applicant has given the required notice to everyone else who, on the day 21 days before the date of the accompanying application, was an owner* of any part of the land to which the application relates.
2. Name of the land to which the application relates is, or is part of, an agricultural holding.

Owner's name
Address at which notice was served
Date on which notice was served

Signed _____ Date _____

*On behalf of _____

NOTICE OF APPLICATION FOR PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 ARTICLE 6

Proposed development at (insert address or location of the proposed development)

I give notice that (insert the applicant's name) is applying for planning permission to (insert name of Council) to (insert description of the proposed development)

Any owner* of the land who wishes to make representations about this application should write to the Council by (insert the date 21 days after the date of service of this notice)

Signed _____ Date _____

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

* Owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Only the SOLE owner may complete Certificate A. If you are a leasehold owner you must always complete Certificate B and serve notice on the freehold owner. If you are a freehold owner with tenants whose unexpired lease is not less than 7 years you must serve notice on those tenants.

If you are unable to complete either Certificate A or Certificate B, please seek advice from the Council to which the application is being made.



St Albans
CITY AND DISTRICT

PLANNING (LISTED BUILDINGS
CONSERVATION AREAS) ACT 1990
Application for conservation area consent

This application form is to be submitted in TRIPPLICATE

FIVE copies of the necessary plans are required

TO THE DISTRICT COUNCIL OF ST ALBANS IN THE COUNTY OF HERTFORDSHIRE

*I/We hereby apply for conservation area consent to ~~partially demolish~~ demolish/partially demolish the building(s) described in Section 3 of Part 1 of this form.

Signed *S. J. Barker*
Date 3.03.08

PART I GENERAL PARTICULARS

1. Applicant: Wattsdown Ltd
Agent (if any): Barker, Parry, Town, Planning
(BLOCK LETTERS)

Other names: Hitchin
(BLOCK LETTERS)

Address: Address 33 Bancroft
Hitchin

Tel No: Herts SG5 1JA
Tel No 01462 420 224

Address or location of building the subject of the application: Former Odeon Cinema
166 London Road, St Albans

2 a) Existing use of the building(s): Disused cinema

3a) Description of proposed works: Partial Demolition of building

b) A separate Planning Application under Section 57 of the Town and Country Planning Act 1990: Has/~~has~~ not been submitted to the Local Planning Authority

4a) Particulars of the applicant's interest in the land (e.g. owner, lessee, prospective purchaser, yearly/monthly/weekly tenant etc)

b) When was the interest in the land acquired? 2002

c) If the applicant is a prospective purchaser or lessee of the land, state whether the vendor or lessor has consented to the proposed development N/A

PART II ADDITIONAL INFORMATION NECESSARY WHERE COMPLETE OR PARTIAL DEMOLITION OF THE BUILDING(S) IS INVOLVED – See Note (iii) of the Notes for the Guidance of Applicants for Listed Building Consent or Conservation Area Consent

5a)	Reasons for requiring the demolition of building or part of building	a) To facilitate beneficial use of a sustainably located brownfield site
b)	Condition of existing building	b) Very poor
c)	Works necessary to repair and/or maintain the existing building	c) Ongoing emergency works required to stabilise exterior fabric
d)	Is the building in its *present condition/put into a good state of repair/capable of being put to any other beneficial use?	d) No
6	Details of any grants made from public funds for the repair and maintenance of the building	None

* delete as appropriate

Date of service of notice
Address
Name of Owner

1. * I am/The applicant is/ The appellant is unable to issue a certificate in accordance with either sub paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying * application/appeal dated.....
2. * I have/The applicant has/The appellant has given the requisite notice to the following persons other than * myself/the applicant/the appellant who at the beginning of the period of 21 days ending with the date of the * application/appeal, were the owner(s) # of the building to which the * application/appeal relates.

I hereby certify that:

OR CERTIFICATE C

Name of owner
Address
Signed
On behalf of
Date of service of notice

* I have/The applicant has/The appellant has given the requisite notice to all persons other than * myself/the applicant/the appellant who, at the beginning of the period of 21 days ending with the date of the accompanying * application/appeal, were the owner(s) # of the building to which the * application/appeal relates:-

I hereby certify that:

OR CERTIFICATE B

Date 03/03/08
On behalf of... Wattsdown Ltd
Signed S. J. Barker

No person other than myself/the applicant/the appellant was the owner # of any of the building to which the * application/appeal relates at the beginning of the period of 21 days ending with the date of the accompanying * application/appeal.

I hereby certify that:

CERTIFICATE A

NOTE:- Only one of these Certificates requires completion. See "Notes for the Guidance of Applicants for Listed Building Consent or Conservation Area Consent".

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
Certificates



St Albans
CITY AND DISTRICT



St Albans City and District Council District Offices, St Peter's Street, St Albans, Herts AL1 3JE
 • Tel: 01727 866100 • Textphone: 01727 819570 • www.stalbans.gov.uk



Historic St Albans District becoming Hertfordshire's premier community

N.B. Should your application involve building work, you are invited to discuss security with the Architectural Liaison Officer, Police Headquarters, Welwyn Garden City, Herts. Telephone 01707 354613.

Head of Planning & Building Control

Yours faithfully

Lastly, I would inform you that the planning committees are open to the public and those who have an interest in the proposals being considered (including applicants/agents) are invited to speak. Further details are contained in the enclosed leaflet. The Planning Committee information telephone line (01727 819469) gives details of forthcoming meeting dates together with those applications being considered at the next meeting. Some applications, however, may be decided at officer level.

then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. You must appeal within **six months** and a form can be obtained from the Customer Support Unit, The Planning Inspectorate, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. This does not apply if your application has already been referred to the Secretary of State for the Environment.

- ◆ you have not been told that your application is invalid; or
- ◆ you have not been told that your fee cheque has been dishonoured; or
- ◆ you have not been given a decision in writing; or
- ◆ you have not agreed in writing to extend the period in which the decision may be given

If by 16/06/2008

I acknowledge receipt of your application, registered on 17/03/2008. If on further examination it is found that the application is invalid for failure to conform with statutory requirements or for any other reason a further letter will be sent to you as soon as possible.

Former Odeon Cinema 166 London Road St
 Demolition of existing cinema and erection of 14 flats with associated parking and landscaping

TOWN AND COUNTRY PLANNING ACT 1990

Dear Sir/Madam,

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

Our Ref: 5/08/0694/695CA
 Case Officer: Tom Webster
 Extension: 2728
 E-mail: planning@stalbens.gov.uk
 Date: 28 March, 2008

Fax No 01727 845658

ENTERPRISE & CIVIC ENVIRONMENT
 Dean Goodman - Head of Planning & Building Control

ACK1



2 APR 2008

04097



St Albans City and District Council District Council Offices, St Peter's Street, St Albans, Herts AL1 3JE
 • Tel: 01727 866100 • Fax: 01727 819570 • www.stalbans.gov.uk



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- ◆ you have not been told that your fee cheque has been dishonoured; or
- ◆ you have not been given a decision in writing; or
- ◆ you have not agreed in writing to extend the period in which the decision may be given

if by 12/05/2008

Your application was received on 17/03/2008

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

Former Odeon Cinema 166 London Road St Albans

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Dear Sir/Madam,

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

Our Ref: 5/08/0695CA
 Case Officer: Tom Webster
 Extension: 2728
 E-mail: planning@stalbans.gov.uk
 Date: 28 March, 2008

Fax No 01727 845658

ENTERPRISE & CIVIC ENVIRONMENT
 Dean Goodman - Head of Planning & Building Control

2 APR 2008



Corporate Services
County Secretary: Andrew Laycock, Solicitor

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

FAO - Steven Barker

Dear Mr Barker

RE: REDEVELOPMENT OF THE FORMER ODEON CINEMA AT 166 LONDON ROAD, ST ALBANS - REFERENCE: 5/08/0494 - 0695/CA

Further to your copy letter of 8 May 2008 addressed to Mr Davies, I can confirm that the County Council is satisfied that the Unilateral Obligation dated 7 May 2008 is approved for the purposes of its matters.

You will note that I am copying this letter to Mr Tom Webster at St Albans City & District Council by way of information.

Yours sincerely



Tessa Brice
Senior Solicitor

cc: Mr Tom Webster - St Albans City & District Council DX 6178 St Albans 1
Mr R Davies - Transportation Planning & Policy, County Hall, Hertford



HERTFORDSHIRE INVESTOR IN PEOPLE
Lexcel THE LAW SOCIETY
S:\HERTFORD\VCSE\RAL\HERT\SHARE\REDIRECT\SHARE\Environment Law\Environment\County Hall\1081 Barker Parry
200805101.000

www.hertfordshire-direct.org



21 MAY 2008

cc: m.malt