

**4/01425/11/CAC - DEMOLITION OF EXISTING BUILDING.
195 HIGH STREET, BERKHAMSTED, HP4 1AD.
APPLICANT: SORBON ESTATES.**

[Case Officer - Nigel Gibbs]

[Grid Ref - SP 99071 07850]

See the combined report with Application 4/01424/11/FUL.

RECOMMENDATION - That Conservation Area Consent **GRANTED** for the reasons referred to below and subject to the following conditions:

1 No conditions.

NOTE 1:

This decision to grant conservation consent has been taken for the following reason, having regard to the policies and proposals in the development plan set out below, national planning policy/guidance, regional policy, to all other material planning considerations, including relevant supplementary planning guidance, the imposition of conditions and the expert advice of the responding technical consultees and the response to neighbour notification/publicity and consultation with the Town Council.

The site is located within the Berkhamsted Conservation Area, the designated Town Centre an Area of Archaeological Significance.

The building was demolished for overriding health and safety reasons following its partial collapse. The replacement building will reinvigorate the site and enhance the character and appearance of this part of Berkhamsted Conservation Area. As whole the design will positively contribute to the existing character and appearance of the High Street. There will therefore resultant local economic, housing and visual benefits. In this respect the LPA has been prepared to support the building's retrospective demolition. The decision accords with Policy 120 (Development in Conservation Areas) of the Dacorum Borough Local Plan.

NOTE 2:

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

East of England Plan _

Policies SS1, SS2 SS4, SS6, H1, T1, T2, T3, T4, ENV 3, ENV 6 and ENV 7

Dacorum Borough Local Plan

Policies 1, 2, 3, 9, 11,13, 14, 15, 16, 17, 18, 38, 39, 40, 41, 42, 49, 51, 54, 58, 61, 63, 113, 118,119, 120, 122, 123 and 124

Appendices 1, 3, 5 and 8

Pre-Submission Core Strategy (October 2011)

Policies CS1, CS4, CS9, CS10, CS11, CS12, CS13 CS16, CS17, CS27 and CS29

Supplementary Planning Guidance

Character Areas

Environmental Guidelines

Water Conservation & Sustainable Drainage

Energy Efficiency & Conservation

Accessibility Zones for the Application of Parking Standards