

Item No. 11

APPLICATION NUMBER	CB/16/03379/LB
LOCATION	Co-op Supermarket, High Street, Houghton Regis, Dunstable, LU5 5QT
PROPOSAL	Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Peter Vosper
DATE REGISTERED	12 August 2016
EXPIRY DATE	07 October 2016
APPLICANT	Central Bedfordshire Council
AGENT	Kyle Smart Associates
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Central Bedfordshire Council is the applicant Listed Building Consent - Recommended for Approval

Reason for recommendation:

The proposed development would relate to and would not be detrimental to the historic significance and traditional character of the Red House, a Grade II Listed Building. The proposal would therefore comply with Section 7 (Requiring good design) and Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, and Policy BE8 (Design Considerations) of the South Bedfordshire Local Plan Review.

Site Location:

The 1.46 hectare application site is in Houghton Regis town centre, and the eastern section is in the Houghton Regis Conservation Area. It was developed previously with houses and small commercial buildings including a smithy in the north and east of the site prior to 1880 until the 1960s/1970s when the majority of these buildings were demolished, with the exception of The Red House, a Grade II Listed Building.

Sheltered accommodation (Red House Court) was built in the south east corner of the site in the late 1970s and extended to the south west in the late 1990s.

A Co-op supermarket and Community Centre was built in the north of the site, with associated car parking in the south west in the early 1980s but was demolished in 2005 following a large scale fire. Since then, a smaller store operated until early

summer 2014, and a social club used temporary portacabins on part of the site.

The site returned back into the full ownership of Central Bedfordshire Council in 2015 and the vacant areas of the site are currently enclosed by timber hoarding.

The Red House, which was formerly part of the Council's housing stock, is presently vacant. Red House Court is still occupied and contains 33 sheltered housing flats.

Vehicular access into the site is from the High Street via a four-arm roundabout which also links into The Green and Tithe Farm Road. The site is relatively flat, although there is a slight slope of around 1.5m from the north west to the south east. The site contains 37 individual trees and five groups of trees, most of which are located near to the site boundaries and in the north eastern part of the site.

The area around the site contains a variety of land uses. Immediately to the north is Bedford Square shopping centre, comprising shop units on the ground floor with flats above. To the north west is All Saints Church which is Grade I listed, originating from the 14th century. To the north east are detached and semi detached residential properties on the High Street.

To the west, positioned at the junction of the High Street and Whitehouse Close, is Rosalyn House, a 46 bedroom care home. Whitehouse Close and Clarkes Way, to the south, contain residential properties, varying in type. To the south east there is a public open space containing a children's playground. There is a large green open space known as The Green to the east of the site. Running along the western edge of The Green is Redhouse Court Road. Located at the end of this road is Houghton Hall, a late 17th century building which is Grade II* listed.

There is an existing unofficial pedestrian route through the site which enters via Clarkes Way to the south and provides a connection to the High Street to the north.

The Application:

Listed Building Consent is sought for a new Independent Living Scheme for Older Persons comprising 168 apartments. Independent Living Schemes are sometimes referred to as Extra Care and are intended for people who are aged 55 or over who may or may not require care. The 168 units would comprise 84 affordable rent apartments (79 x one-bedroom and 5 x two-bedroom), 57 shared ownership apartments (30 x one-bedroom and 27 x two-bedroom), and 27 apartments for outright sale (1 x one-bedroom and 26 x two-bedroom).

Also proposed are six retail units, and communal facilities including a cafe, restaurant, lounge, multi-purpose rooms, hobby rooms, assisted bathing facilities, treatment rooms, and two re-ablement suites.

The Grade II Listed Red House would be converted and its use changed to a multi-purpose facility at ground floor, offices at first floor and storage at second floor.

The proposal would be designed as a single building shaped as a figure of eight and would range from single storey to five storey. The highest part of the development, fronting the High Street, would be 16.45m high. External landscaped areas would be provided.

The scheme would include 106 car parking spaces. Vehicular access would be provided from the High Street and from Clarkes Way. A public footpath between Clarkes Way and the High Street would be retained.

The existing Sheltered Housing building, Red House Court, would be demolished to facilitate the new development.

Relevant Policies:

National Planning Policy Framework (NPPF) (March 2012)

Achieving sustainable development

Section 7: Requiring good design

Section 12: Conserving and enhancing the historic environment

South Bedfordshire Local Plan Review Policies

Policy BE8: Design Considerations

The NPPF advises of the weight to be attached to existing local plans for plans adopted prior to the 2004 Planning and Compulsory Purchase Act, as in the case of the South Bedfordshire Local Plan Review. Due weight can be given to relevant policies in existing plans according to their degree of consistency with the Framework. It is considered that Policy BE8 is broadly consistent with the Framework and carries significant weight.

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide, March 2014

Relevant Planning History:

Application Number	CB/16/01922/SCN
Description	EIA Screening Opinion: Construction of new Independent Living Scheme for Older persons comprising 167 apartments with support facilities, a restaurant & Bar, 6 no retail units, a cafe, 2 no re-ablement suites, the conversion and change of use of a grade 2 listed building and the demolition of an existing sheltered housing scheme
Decision	Environmental Impact Assessment not required
Decision Date	8 July 2016

Application Number	SB/08/00214/FULL
Description	Siting of a temporary building for use as a library
Decision	Conditional planning permission
Decision Date	14 July 2008
Application Number	SB/06/01165/FULL
Description	Temporary siting of single storey building for use as social club (pending replacement of building demolished following fire)
Decision	Conditional planning permission
Decision Date	23 November 2006
Application Number	SB/03/00007/LB
Description	Stripping and Replacement of Roof Tiles (The Red House)
Decision	Conditional Listed Building Consent
Decision Date	28 May 2003

Consultees:

Houghton Regis Town Council Comments: No objections in principle. However, the following concerns were expressed.

1. The effect the height of the building would have on the general outlook of the area, but in particular on some of the residents of Whitehouse Close.
2. As the residents of the building will be elderly, improvements would need to be made to facilitate an easier crossing of the High Street, i.e. controlled crossing.
3. Concerned that there does not appear to be a report from English Heritage within the documents.
4. The Town Council would like to see proof that CBC does indeed own the access road adjacent to Red House Court and The Red House.

Trees and Landscape I have examined the plans and documents associated with this application, namely the Arboricultural Impact Assessment (Stage 1 and 2 Arboricultural Report) prepared by RSK Environment dated July 2016, and site plans.

To put the scale of tree removal into context, it should be noted that of the 37 individual trees and five groups of trees surveyed within the site, this application will involve the removal of 23 of these individual trees and 4 of these groups of trees, both in order to facilitate development, and to allow working space for demolition and construction. It should also be recognised that many of these trees are of a "B" quality rating that make a significant contribution to the existing locality and character of the Houghton Regis Conservation Area.

Also of concern is that those trees being retained are all on the periphery of the site, and many are being incorporated into

areas where there will be severe incursions into their Root Protection Areas, and where the potential for root disturbance will be high given the proximity of trees to proposed changes in surface treatments. Significant pruning will also be required to accommodate their canopies into the development layout, and subsequently there will then be repeated requests for future tree pruning once the pressure of occupancy comes to bear, leading to disfigured trees of lower amenity value.

This suggests to me that the site is being overdeveloped at the expense of acceptable tree retention, and is likely to have an adverse impact on the character of the Houghton Regis Conservation Area, which as a Local Authority, sets a bad example to the wider public when we are currently striving to protect our Conservation Areas from tree loss due to development.

For this reason I could not support such a large scale of tree loss as being indicated with this scheme, and therefore object to the application on the basis that such tree loss will have an adverse impact on the visual amenity provided by existing treescape.

Conservation and Design

The application site occupies a prominent corner plot with aspects both on The Green (where the site is within the boundaries of the designated Houghton Regis Conservation Area) and High Street (outside the Conservation Area but part of the townscape setting of the Grade I Listed Parish Church of All Saints). Beyond this 'strategic' historic environment significance, the application site includes the Grade II Listed Red House, a distinctive traditional property representing historic settlement around the edges of The Green. Roughly half of the application site lies within the designated Conservation Area.

The proposed redevelopment of this site, an independent living development of 168 apartments, restaurant and bar, café and retail units is a strident architectural departure for Houghton Regis. Initial Scheme design benefitted from direct pre-application discussion with Historic England, and further Historic England and CBC involvement has resulted in minor design changes responding specifically to historic environment issues.

In view of this achievement, and the potential high 'public benefit' deliverable through the Scheme, I am happy for Permission to be granted with the following Conditions and Informatives attached:-

(recommended Conditions and Informatives)

Reason for Conditions: To ensure that the development is carried out in a manner that safeguards the historic

significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a full selection of external material samples, including facing and detail brick, flint nodules, boundary wall bricks and copings and rainwater goods proposed to be used in works of new build and external masonry repairs and 'making-good' shall be made available on site for inspection by, and written approval of, the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.
- Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a method statement and specification detailing fully the proposed method of the 'making good' of traditional flintwork wall sections to be retained in the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.
- Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a method statement and specification detailing fully the proposed method of all internal and external works of 'making good', including the reinstatement of final wall finishes, resulting from the implementation of the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details
- Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, drawn detail at an appropriate scale between 1:10 and 1:20, as appropriate, showing the following shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details

- section detail demonstrating the construction and depth of recessed masonry to be used in any blocking of existing window or door openings
- section detail showing the relationship of new window and door installations hereby approved to the external envelope of the existing building(s) to be retained including cill detail, window and door brick arch detailing, as appropriate
- Notwithstanding the details submitted with the application, the rainwater goods to be installed as part of the development hereby approved shall be of 'Heritage Range' painted cast aluminium, unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained as such thereafter.
- Notwithstanding the details submitted with the application, full details of all new windows, secondary glazing and external doors proposed to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.
- Notwithstanding the details submitted with the application, full details of any proposed internal floor raising/levelling including the method of detailing at the abutment of raised flooring with any existing historic wall plinth and timber framing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.
- Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, details of the following in respect of all proposed new and/or altered boundary enclosure structures shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details-
 - (brick wall and wall-top railings) - drawn elevation detail at 1:10; drawn elevation and layout plan at 1:50

- (Red House garden wall) – drawn detail at a scale between 1:10 and 1:20 in elevation and section, showing the method of the formation of the proposed decorative brick arch gate opening
- Masonry wall details, including coping type, brickwork bond and mortar jointwork finishing

(Informatives):

- (Explanation of terms used) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that the use of the term 'external' in the Conditions attached to this Consent is taken to refer to the true external envelope (ie outside walls as existing) of the building(s) that occupy the site prior to incorporation within the Scheme of development hereby approved.
- (Requirement of additional Listed Building Consent) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that this Consent does not authorise the undertaking of any or all of the following works, for which the obtaining of additional Listed Building Consent will be required:-
 - Works to the timber framed structure of the main building and attached single storey outbuilding to be retained,, including roof works
 - Works to the chimney structure to be retained
 - Works to staircases to be retained
 - Works to windows and external doors to be retained (including joinery structure and glazing repairs)
 - Damp proofing works

Archaeology

The proposed development site is located within the core of the historic settlement of Houghton Regis (HER 16988), a heritage asset with archaeological interest as defined by the *National Planning Policy Statement (NPPF)*.

The settlement of Houghton Regis is of Saxon origin. At the time of the Domesday Survey of 1086 AD it was a Royal manor, with a church and an estate of just over 2000 hectares that included Dunstable, Puddlehill, Thorn, Calcutt and Sewell. Documentary evidence suggests that at the time of the Norman Conquest, Houghton manor was wealthy and prosperous. In the early 12th century, Houghton's significance was eclipsed by Dunstable, when Henry I invested in the creation of a new, planned market town, a Royal residence

and the foundation of the Augustinian Priory of St Peter. Around this time the manor of Houghton was given to Hugh de Gurney, and the Church (which is assumed was at the same location as the present All Saints) was given to the Earl of Gloucester, eventually passing to St Albans Abbey and remaining with it until the Dissolution in the 16th century. The medieval parish church of All Saints (HER 5385) a Grade I Listed Building lies to the north west. The present church is 14th century in origin but was extensively restored in the 19th century. It is likely to be on the site of an earlier church. The fortunes of the manor of Houghton remained intrinsically linked with Dunstable and the Priory of St Peter, which had been granted substantial amounts of land in Houghton, and inevitably this led to tensions between the two manors. The medieval settlement of Houghton Regis developed in a fairly typical nucleated fashion, with the focus centred upon All Saints Church and the Green (HER 12240). The location of the original manorial complex is, however, not known. It has been suggested that it lay to the immediate north of the Green in a large enclosed area (as shown on the Enclosure Map of 1776) but there is nothing further to substantiate this assertion. From the mid 16th to mid 17th century it passed through a succession of owners. Around 1653 however it was bought by Henry Brandreth and it was Brandreth's daughter Alice was responsible for building Houghton Hall, to the south of the Green and what was to become Houghton Hall Park. Houghton Hall (HER 5687 and Grade II* Listed Building) and its associated Park (7024) are located to the south east of the proposed development site. Construction of the Hall was complete by 1700. In 1750 the estate was sold to the Duke of Bedford although the Brandreth family reacquired the estate the late 18th century and increased the extent of the Park. The Red House (HER 5688 and Grade II Listed Building), a 17th century timber framed building is on eastern edge of the site. There is evidence for a number of former buildings on the site, all now demolished including a blacksmiths shop (HER 12235), 141-147 High Street, a series of late 18th century houses (HER 5699) and a 19th century Church of England School (HER 6618).

Historical evidence for Saxon and medieval Houghton is supported by an emerging archaeological record from within settlement and the surrounding area. The earliest evidence for the original settlement was discovered between the late 1930's and 1960's (prior to the re-development of the area), when a number of features; including ditches, pits, a burial and well were recorded to the north east of the proposed development site at Easthill and Chantry Farms and surrounding area (HERs 142 and 1919). Artefact remains included Stamford Ware and St Neots Ware pottery dating

from the 10th to 12th centuries.

The application is accompanied by two documents relating to the archaeological resources of the site: an *Archaeological Evaluation and Heritage Statement* (Albion Archaeology 12th May 2016) and a *Heritage Statement* (Albion Archaeology 8th August 2016). The archaeological evaluation comprised of the excavation of six trial trenches evenly distributed across the site. A number of archaeological features were identified, but only one was of any antiquity: a pit dated by pottery finds to the 12th-13th century AD. The other features, where they were dated, all appeared to be 19th century or later. The evaluation also showed that previous development had been subject to extensive levelling and construction activity which will have compromised the survival of archaeological remains within the proposed development site. The *Archaeological Evaluation and Heritage Statement* concludes that low to moderate potential to contain archaeological remains dating to the medieval period and negligible to low potential for earlier periods. This is a reasonable conclusion based on the available evidence.

Groundworks associated construction of the development are identified in the *Archaeological Evaluation and Heritage Statement* as having the potential to cause moderate to substantial harm to sub-surface archaeological features. It is suggested that it would be possible to mitigate this impact on archaeological remains through a programme of archaeological investigation and recording.

It has been shown that the proposed development was occupied during the medieval period, though the evaluation did not produce clear evidence about the nature of that occupation. This may be partly because the occupation was not particularly substantial and did not leave extensive remains. The lack of extensive archaeological remains is also a function of later use and development of the site, particularly in the 20th century which has resulted in levels of ground reduction and disturbance which has severely reduced the likelihood that substantive archaeological remains from the medieval period will survive within the site. The proposed development will result in the destruction of any archaeological remains within the site which will result in a loss of significance to the heritage asset with archaeological interest; however, because the survival of archaeological remains likely to be limited the loss of significance will consequently be small. The loss of significance to the heritage asset will be similarly small and not enough to justify any further archaeological investigation in advance of development. Therefore, I have no objection to this application on archaeological grounds.

Historic England No representation received

Other Representations:

Neighbours Representations objecting to the proposal were received from Nos. 2, 8, 22 and 24 Whitehouse Close:

Proposal visually overbearing, dominant and overpowering due to height and colour.

Inappropriate design for this part of town.

Large building out of keeping with neighbouring properties.

Pedestrian and vehicular access points into Whitehouse Close would encourage parking in the road and additional footfall, and additional traffic, causing noise, pollution and inconvenience. Access should only be in the event of an emergency.

Overspill or convenience parking in Whitehouse Close.

Negative environmental impact.

Due consideration not given to what is in keeping with existing aspects of High Street and village green.

Building materials not appropriate.

Proposal could set unwanted precedent for future regeneration, e.g. Bedford Square.

Car parking inadequate.

In light of extra motor traffic and pedestrians on an already dangerous traffic system, Highways must view with urgency what can be done to increase safety.

Determining Issues:

The main considerations of the application are:

1. Impact on Listed Building
2. Other Considerations

Considerations:

1. Impact on Listed Building

- 1.1 The Red House, a Grade II Listed Building is to the east of the application site and fronts The Green.

- 1.2 A single storey glazed link is proposed to connect the Red House into the rest of the development. Glazed sections to both sides and the rear would expand the useable floor space within the building. The glazed elements would be single storey and setback from the front of the Red House, in order to limit their impact on its setting. Pre and during application negotiation has resulted in a number of improvements to the treatment of the Red House and its setting. These include the provision of a courtyard garden to the front enclosed by a brick wall and wall-top railings.
- 1.3 Other changes include the recessing of the brick infills to the existing openings to allow the original window positions to be identified. Also access from the café into the Red House has been adjusted to line with the existing window jambs. The reduced opening size has resulted in a smaller sliding door, which has been adjusted to a glazed sliding screen. The existing flint wall would now be visible when the screen is left in the open position.
- 1.4 The elevation of the proposed development fronting The Green would be predominantly three storey; however, the element adjacent to The Red House would be reduced to two storeys with dormer windows. Also, this part of the new building would have roof tiles chosen to compliment the existing roof tiles of The Red House. This would ensure that the proposed elevation fronting The Green has an acceptable relationship with The Red House.
- 1.5 To safeguard the historic significance and traditional character of the Red House, any Listed Building Consent granted should be subject to the conditions outlined in the Conservation and Design consultation response.
- 1.6 Overall, the proposal would relate to and would not be detrimental to the historic significance and traditional character of the Red House. The proposal would comply with Section 7 (Requiring good design) and Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework and Policy BE8 (Design Considerations) of the South Bedfordshire Local Plan Review.

2. Other Considerations

2.1 Response to Town Council concerns

2.2 The matters raised in respect of the height of the proposed building are considered in the discussion above.

2.3 A Heritage Statement (Albion Archaeology, 8 August 2016) accompanies the application.

2.4 The other matters raised are irrelevant to the consideration of an application for Listed Building Consent.

2.5 Response to neighbour objections

2.6 The matters raised in respect of the proposal being overbearing and dominant, its design, the size of the building and its materials, and how the proposal relates to the village green are acknowledged; however it is not

considered that the proposal would have a detrimental impact on the Listed Building.

- 2.7 The other matters raised are irrelevant to the consideration of an application for Listed Building Consent.
- 2.8 Human Rights issues
- 2.9 The proposal raises no Human Rights issues.
- 2.10 Equality Act 2010
- 2.11 It is acknowledged that the building has been designed to ensure that it adopts inclusive design principles to enable all residents of the building, along with members of the community, to access and benefit from the facilities. Furthermore, the building and landscape design incorporates dementia needs. An informative will be attached to any Listed Building Consent granted drawing the attention of the applicant to their responsibility under The Equality Act 2010.

Recommendation:

That Listed Building Consent be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a full selection of external material samples, including facing and detail brick, flint nodules, boundary wall bricks and copings and rainwater goods proposed to be used in works of new build and external masonry repairs and 'making-good' shall be made available on site for inspection by, and written approval of, the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.
- 3 Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a method statement and specification detailing fully the proposed method of the 'making good' of traditional flintwork wall sections to be

retained in the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 4 Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a method statement and specification detailing fully the proposed method of all internal and external works of 'making good', including the reinstatement of final wall finishes, resulting from the implementation of the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved detail.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 5 Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, drawn detail at an appropriate scale between 1:10 and 1:20, as appropriate, showing the following shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details-

- section detail demonstrating the construction and depth of recessed masonry to be used in any blocking of existing window or door openings;
- section detail showing the relationship of new window and door installations hereby approved to the external envelope of the existing building(s) to be retained including cill detail, window and door brick arch detailing, as appropriate.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 6 Notwithstanding the details submitted with the application, the rainwater goods to be installed as part of the development hereby approved shall be of 'Heritage Range' painted cast aluminium, unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained as such thereafter.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 7 Notwithstanding the details submitted with the application, full details of all new windows, secondary glazing and external doors proposed to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 8 Notwithstanding the details submitted with the application, full details of any proposed internal floor raising/levelling including the method of detailing at the abutment of raised flooring with any existing historic wall plinth and timber framing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

- 9 Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, details of the following in respect of all proposed new and/or altered boundary enclosure structures shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details-

- (brick wall and wall-top railings) - drawn elevation detail at 1:10; drawn elevation and layout plan at 1:50

- (Red House garden wall) – drawn detail at a scale between 1:10 and 1:20 in elevation and section, showing the method of the formation of the proposed decorative brick arch gate opening

- Masonry wall details, including coping type, brickwork bond and mortar jointwork finishing

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the site's listed buildings and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. (Explanation of terms used) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that the use of the term 'external' in the Conditions attached to this Consent is taken to refer to the true external envelope (ie outside walls as existing) of the building(s) that occupy the site prior to incorporation within the Scheme of development hereby approved.
4. (Requirement of additional Listed Building Consent) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that this Consent does not authorise the undertaking of any or all of the following works, for which the obtaining of additional Listed Building Consent will be required:-
 - Works to the timber framed structure of the main building and attached single storey outbuilding to be retained,, including roof works;
 - Works to the chimney structure to be retained;
 - Works to staircases to be retained;
 - Works to windows and external doors to be retained (including joinery structure and glazing repairs);
 - Damp proofing works.

DECISION

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