

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/16/03379/LB</b>
<b>LOCATION</b>	<b>Co-op Supermarket, High Street, Houghton Regis, Dunstable, LU5 5QT</b>
<b>PROPOSAL</b>	<b>Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant &amp; 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.</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Hall</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Goodchild &amp; Kane</b>
<b>CASE OFFICER</b>	<b>Peter Vosper</b>
<b>DATE REGISTERED</b>	<b>12 August 2016</b>
<b>EXPIRY DATE</b>	<b>07 October 2016</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>Kyle Smart Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Central Bedfordshire Council is the applicant  Listed Building Consent - Recommended for Approval</b>

### **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 the commencement of development, 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 3 Notwithstanding the details submitted with the application, and prior to the commencement of development, 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 4 Notwithstanding the details submitted with the application, and prior to the commencement of development, 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.**

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

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 5 Notwithstanding the details submitted with the application, and prior to the commencement of development, 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; and**
- 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 7 **Notwithstanding the details submitted with the application, and prior to the commencement of development, 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, 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 8 Notwithstanding the details submitted with the application, and prior to the commencement of development, 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, 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.**

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 9 Notwithstanding the details submitted with the application, and prior to

**the commencement of development, 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 between 1:10 and 1:20 in elevation and section, showing the method of the formation of the proposed decorative brick arch gate opening; and**
- **Masonry wall details, including coping type, brickwork bond and mortar jointwork finishing.**

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

**(Policy BE8, SBLPR and Sections 7 and 12, NPPF)**

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14065wd2.001, MID4237-01, MID4237-500 Rev A, 294993-T-01.dwg Sheet 1 of 1, 14065wd2.002, 14065wd2.010 Rev B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 14065wd2.012, 14065wd2.013, 14065wd2.014, 14065wd2.015, 14065wd2.016, 14065wd2.017, 14065wd2.020, 14065wd2.021, 14065wd2.022, 14065wd2.023, 14065wd2.024, 14065wd2.025, 14065wd2.026, 14065wd2.027, 14065wd2.028, 14065wd2.029, 14065wd2.030 (omitting the ramp into the undercroft which is superseded by proposed section SS on plan 14065wd2.038), 14065wd2.031, 14065wd2.032, 14065wd2.033, 14065wd2.034, 14065wd2.035, 14065wd2.036, 14065wd2.037, 14065wd2.038, 14065wd2.050, 14065wd2.051, 14065wd2.052, 14065wd2.053 Rev A, 14065wd2.054, 14065wd2.055, 14065wd2.056, 14065wd2.057 Rev A, 14065wd2.058 Rev A, 14065wd2.059 Rev A, 14065wd2.060 Rev A, 14065wd2.070, 14065wd2.071, 14065wd2.072, 14065wd2.073, 14065wd2.074, 14065wd2.075, 14065wd2.076, 14065wd2.077, 14065wd2.078, 14065wd2.079, 14065wd2.080, 14065wd2.081, 14065wd2.082, 445/100 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/101 Rev B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/102 Rev C, 445/103 Rev D, 445/104 Rev D, 445/105 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/106 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning

Permission CB/16/03378/FULL), 445/107 Rev D, 445/108 Rev C, 445/500 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), and 445/501 Rev B.

Reason: To identify the approved plans and to avoid doubt.

## 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 (i.e. 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); and
  - Damp proofing works.
- 5 The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

- (1) In advance of the consideration of the application the Committee were advised of a response from Historic England as set out in the late sheet appended to these minutes and a change to conditions and an additional informative.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.