

Item No. 20**SCHEDULE C**

APPLICATION NUMBER	CB/09/05173/TP
LOCATION	Grove House, 76 High Street North, Dunstable, LU6 1NF
PROPOSAL	Erection of new overthrow over existing gates, secured to existing columns. Replacement of defective section of railing.
PARISH	Dunstable
WARD	Dunstable Downs
WARD COUNCILLORS	Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman and Cllr N Young
CASE OFFICER	Gill Claxton
DATE REGISTERED	28 May 2009
EXPIRY DATE	23 July 2009
APPLICANT	Dunstable Town Council
AGENT	Brasier Freeth LLP
REASON FOR COMMITTEE TO DETERMINE	The application site abuts land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

Site Location:

Grove House lies on the north eastern side of High Street North. It comprises a Grade II Listed Building dating from the late 17th Century. The property is of rendered masonry construction with sash windows to ground and first floors and with lead clad dormer windows set into the slate covered roof.

To the rear lies Grove House Gardens. To the north lies the former fire station, now known as The Place, which is used for community purposes. Gates and railings supported on stone-faced columns are situated between the two buildings and link these properties whilst providing access to Grove House Gardens. While the main property features Georgian proportions the gates are more typically Art-Deco dating from the 1930s. The listing also encompasses the gates, columns and railings.

To the south lies shops and commercial premises dating from the 1960s which form part of the quadrant of similar premises on the northern side of Queensway, between High Street North and Vernon Place.

The site lies within the Dunstable Conservation Area.

The Application:

Planning permission is sought for the erection of a new iron overthrow (the crowning section of ornamental wrought iron work to form a decorative crest above a wrought iron gate) between the existing principal stone-faced columns and gates, forming the entrance to Grove House Gardens and the replacement of a pair of dilapidated vehicular access gates abutting The Place with railings above a stone plinth.

The overthrow would be designed in an Art-Deco style and would identify Grove House Gardens with the Town Council crest above. The height of the overthrow would be designed to accommodate high top delivery vans. The materials would comprise cast iron. The gates would be replaced in a cast iron to match the existing above a stone plinth. There would be a pedestrian entrance into Grove House Gardens in the centre of the new railings. In addition the existing gates and columns would be overhauled with stone cleaning and re-facing of decayed stones as necessary.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development

PPG15 - Planning and the Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

SS1 - Achieving sustainable development

ENV6 - The Historic Environment

ENV7 - Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

South Bedfordshire Local Plan Review

BE8 - Design Considerations

Planning History

There have been numerous applications for planning permission and listed building consent. The history since 1984 is detailed below.

SB/LB/84/00004	Listed building consent for internal and external alterations and removal of temporary rear addition.
SB/DCA/84/00102	Permission for internal and external alterations and removal of temporary rear addition - (Regulation 4).
SB/DCA/89/00005	Permission for external and internal alterations - (Regulation 4).
SB/LB/89/00018	Listed building consent for refurbishment and internal alterations.
SB/LB/89/00019	Listed building consent for external and internal alterations.
SB/LB/90/00018	Listed building consent for display of signage.
SB/LB/95/00009	Listed building consent for siting of flagpole on front elevation.
SB/TP/95/00098	Permission for siting of flagpole on front elevation.
SB/LB/98/00056	Listed building consent for installation of air conditioning system.
SB/LB/99/00020	Listed building consent for installation of security system.
SB/TP/99/00983	Permission for erection of covered performance area to the rear and conversion of toilet block to store.
SB/LB/04/01132	Listed building consent for internal alterations to enlarge admin office and external condensing unit.

SB/LB/05/00407

Listed building consent for repairs to roof and dormer windows and rendering on the rear elevation.

Representations: (Parish & Neighbours)

Dunstable Town Council No response received

Neighbours The application was publicised by the direct notification of adjoining occupiers and the display of site notices. No responses were received as a result.

Consultations/Publicity responses

Conservation & Design Officer Supports the proposal. The scheme accords with extensive pre-application discussions. Requests condition requiring the submission of cross section details at a scale of 1:1 showing key aspects of the fabrication for both the railings and the overthrow to ensure that the metalwork is fabricated to a high standard.

Highways Agency No objection.
Highways No objection.

Determining Issues

The main consideration in the determination of the application is:

1. Whether the proposal would have any adverse visual impact upon the character and appearance of the Conservation Area, locality generally and setting of the adjacent Listed Building.

Considerations

1. **Whether the proposal would have any adverse visual impact upon the character and appearance of the Conservation Area, locality generally and setting of the adjacent Listed Building.**

The rationale behind the proposal is to improve public access to Grove House Gardens. The design, external appearance and materials of construction of the overthrow would reflect and replicate features of the existing gates and railings. It would provide an enhancement to the existing gates and foster a sense of civic pride with the incorporation of the Town Council crest. Similarly the design, external appearance and materials of construction of the new railings and plinth would be in keeping with the existing gates and railings. Subject to the imposition of the condition requested by the Conservation & Design Officer in relation to the submission of detailed cross-sections of the metalwork, it is considered that the proposal would have no adverse effect upon the character and appearance of the Conservation Area, locality generally and setting of the adjacent Listed Building. The proposal would thereby comply with Central Government guidance in PPG 15 - Planning and the Historic Environment, Policies ENV6 and ENV7 in the Regional Spatial Strategy, the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

Reasons for Granting

The design, external appearance and materials of construction of the proposed works would reflect and replicate features of the existing gates and railings and would have no adverse effect upon the character and appearance of the Conservation Area, locality generally and setting of the adjacent Listed Building. The proposals would comply with Central Government guidance in PPG 15 - Planning and the Historic Environment, Policies ENV6 and ENV7 in the Regional Spatial Strategy, the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Before development commences and notwithstanding any details submitted with the application, detailed drawings showing sectional profiles of key elements of the construction at a scale of 1:1 for the railings and gate overthrow and 1:20 for the stone plinth shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out and completed only in accordance with the approved details.**
REASON: To control the appearance of the development in the interests of the visual impact upon the Conservation Area, the locality generally the historic and architectural form and fabric of the Listed Building and its setting.
(PPG15 - 'Planning & the Historic Environment' and Policy BE8, S.B.L.P.R.).
- 3 **Before development begins and notwithstanding the details submitted with the application, details of the final finished colour for the overthrow, railings and materials for the stone plinth shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**
REASON: To control the appearance of the development in the interests of the character and appearance of the Conservation Area, locality generally and setting of the Grade II Listed Building.
(Policy BE8, S.B.L.P.R.).
- 4 This permission relates only to the details shown on Drawing Nos 8040b/01 and 8040b/02 received 28/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawings and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General

Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

SS1 – Achieving sustainable development
ENV7 – Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

South Bedfordshire Local Plan Review

BE8 – Design Considerations

- 2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
- 3. 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.
- 4. In connection with Condition 2 above the applicant is advised to contact the Conservation and Design Officer, Development Management, Sustainable Communities, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Beds, SG17 5TQ. Tel: 0300 300 5511.

DECISION

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