

Item No. 21

SCHEDULE C

APPLICATION NUMBER	CB/09/05174/LB
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 and applicant has served notice under Certificate B
RECOMMENDED DECISION	Listed Building Consent

Site Location:

For a description of the site and surroundings see report on planning application CB/09/05173/TP on the agenda at the previous item, No. 23.

The Application:

Listed Building consent 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.

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)

PPG15 - Planning and the Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

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

For a resume of the planning history of the site see report on planning application CB/09/05173/TP on the agenda at the previous item, No. 23.

Representations:

(Parish & Neighbours)

Dunstable Town Council No response received.

Neighbours The application was publicised by 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.

Determining Issues

The main consideration in the determination of the application is:

1. Whether the proposal would have any adverse impact upon the character, appearance and architectural or historic integrity of the Grade II Listed Building comprising the gates and railings and Grove House itself.

Considerations

1. **Whether the proposal would have any adverse impact upon the character, appearance and architectural or historic integrity of the Grade II Listed Building comprising the gates and railings and Grove House itself.**

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. 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, appearance and architectural or historic integrity of the Grade II Listed Building, comprising the gates and railings and Grove House itself. 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, appearance and architectural or historic integrity of the Grade II 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 Listed Building Consent be **GRANTED** subject to the following 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 **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 impact upon the historic and architectural form and fabric of the Listed Building and its setting.
- 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 Grade II Listed Building.
- 4 This consent 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 Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, 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:

East of England Plan (May 2008)

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

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 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. 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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