

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

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.

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.

[Note: In advance of the consideration of the application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes.]