

Item No. 17**SCHEDULE B**

APPLICATION NUMBER	CB/09/06068/FULL
LOCATION	Land at 30 Sharpenhoe Road, Barton-le-Clay, Bedford, MK45 4SD
PROPOSAL	Erection of two detached dwellings, one with detached single garage, and erection of single storey rear extension to no. 30.
PARISH	Barton-Le-Clay
WARD	Barton-le-Clay
WARD COUNCILLORS	Cllrs Tony Northwood & Janet Nunn
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	01 October 2009
EXPIRY DATE	26 November 2009
APPLICANT	Vigor Homes
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Northwood
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The site comprises the curtilage of 30 Sharpenhoe Road, one of a pair of semi-detached properties located on the northern side of the road within the Barton Conservation Area. The two properties, nos. 30 and 32 are set at right angles to the road with their front elevations facing east, no. 32, a timber framed and thatched grade 2 listed building being closest to the road. No. 30 originally a listed timber framed building, has been extended and modernised in the past and was de-listed in 1998.

Roughly 'L' shaped, the site has a road frontage of 15.0m, a width on the rear boundary of 59.5m, a depth which varies between 34.0m on the eastern boundary and approx.18.0m on the western boundary, and an area of 0.16ha. The section of the site close to the road frontage comprises an area of informal garden and contains a number of trees which make a valuable contribution to the character and appearance of the street scene. The eastern and northern boundaries, which delineate the extent of the conservation area in this section of Sharpenhoe Road, are defined by hedgerows of varying quality.

The Application:

It is proposed to develop the site by the erection of two detached dwellings and to refurbish and extend the existing house. One of the properties, an 'L' shaped two storey four bed roomed dwelling with a single storey rear projection comprising kitchen, breakfast room and single garage, would be built in the north-eastern corner of the site, partly on the footprint of an existing garage/summer house. The second property, a chalet style dwelling with bedrooms in the roofspace, would be built in the north-western section of the site, with a detached single garage sited to the rear of the property. The works to the existing house would include the erection of a two storey extension to the rear north-western corner, measuring 5.1m wide by 2.6m deep and incorporating a pitched roof with rear facing gable. Internal works include the removal of internal partitions at ground floor level to create an enlarged lounge, new entrance lobby, and the formation of a ground floor family room and first floor bathroom, en-suite and dressing room in conjunction with the proposed rear extension. Externally, it is intended to insert new windows to the front elevation, block-up window openings in the north facing flank elevation, and incorporate false

timber framing with rendered infill panels to all elevations.

The existing access drive would be widened at its junction with Sharpenhoe Road and realigned within the site away from the front elevations of the existing dwellings to run between the trees in the centre of the site to serve the new dwellings, a vehicle turning area, and a new parking area for no. 30.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development.

PPS3 - Housing.

PPG13 - Transport.

PPG15 - Planning and the Historic Environment.

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment.

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

South Bedfordshire Local Plan Review Policies

BE8 - Design and Environmental Considerations.

H2 - Making Provision for Housing via 'Fall-in' Sites.

H8 - Extensions to Dwellings.

T10 - Parking in New Developments.

Planning History

10414/LRD/60/153

Permission granted for alterations and extensions.

14665/LRD/64/426

Permission granted for erection of garage and garden room.

Representations:

(Parish & Neighbours)

Parish Council
(15/10/09)

Object on the following grounds:-

- overdevelopment of the site;
- the proposed works to no.30 would detract from the adjacent listed building, no.32;
- no provision is made for car parking at no.30;
- the construction of the proposed access road would result in the loss of two parking spaces on Sharpenhoe Road which already suffers from insufficient resident parking and increased demand from visitors to the Methodist Church and Youth Hut.

(17/12/09)

Object to the revised scheme on the following grounds:-

- loss of trees and frontage wall is of detriment to the conservation area;
- insufficient visibility provision on busy road renowned for speeding;
- concern about proposed tree protection measures;
- dwelling to n.e. corner will dominate area and is of inappropriate design; chalet bungalow design unfortunate;
- historic fabric of existing building will be lost; could the

- cottage be re-listed?;
- the structure of the adjacent listed building may be affected;
- any further hard surfaces or roof drainage will exacerbate flooding potential at no. 32;
- support the contents of the English Heritage letter;
- designs do not preserve or enhance the character of the conservation area;
- the proposal will materially and detrimentally affect the setting of the listed building and adjacent historic cottage.

(A copy of the letter is attached as an appendix).

Neighbours

Nos. 32, 38, 40, 49, 53 and 55 Sharpenhoe Road and previous owner of no.32, object for some or all of the following reasons:-

- the Design and Access Statement contains a number of inaccuracies;
- proposed dwellings are too big and would dominate the site and be detrimental to the character and appearance of the adjoining listed building (no.32) and the street scene as a whole;
- extensions to no.30 are too large and works would aesthetically ruin its character and that of the adjoining listed building and may cause damage to the internal structure of the listed building;
- the proposed parking is inadequate and the development would exacerbate existing parking, congestion and road safety problems on Sharpenhoe Road which is a busy and dangerous road;
- overlooking and loss of privacy;
- nuisance to owners of adjoining property during construction work due to noise, vibration, dust, fumes and higher propensity for crime;
- removal of part of the historic front garden wall and gates would impact on the character of the area;
- removal of trees and shrubs would result in loss of wildlife habitat;
- potential flooding problems;
- concern regarding siting close to electricity sub-station;
- the site boundary with no.32 is incorrect.

Consultations/Publicity responses

Environmental Health Officer (16/10/09)

No objection in principle to residential development but recommends the imposition of conditions to address potential contamination and noise issues arising from the adjoining electricity sub-station.

Environment Agency (19/10/09)

No comment.

Archaeologist (22/10/09)

No objection on archaeological grounds.

Society for the
Protection of Ancient
Buildings (04/11/09)

Express concern about the effect the proposed works to 30 Sharpenhoe Road may have on the listed building, no. 32. Conditions should be included to ensure that no damage is caused to no.32. Also points out a number of inaccuracies contained within the Design and Access Statement.

Landscape Officer
(16/11/09)

Comments as follows:-

- Following discussions with the architect, the scheme now retains strategically important trees along the Sharpenhoe Road frontage and along the northern boundary of the site marking the edge of the conservation area;
- Encroachment of the driveway into the root protection area of retained trees will necessitate the use of a cellular confinement system the specification of which is included in the applicants Arboricultural Method Statement;
- Recommends the imposition of conditions which refer to specific methodology in the supporting documentation.

Conservation Adviser
(16/11/09)

Raises the following concerns:-

- the use of false Tudor boarding as an external treatment is inappropriate and should be omitted in favour of simple brick or render finishes;
- the proposed refurbishment works may have a practical impact on the fabric of no.32 and a condition should be imposed to require the submission of a method statement to demonstrate how the works will be carried out without harm to the fabric of the listed building;
- any elements of the older building fabric of no.30 which are of positive value should be retained. Considers that the layout of the overall development and the design of the proposed new houses and extension of no.30 are acceptable and would not cause undue harm to the character of the conservation area or the setting of the adjacent listed building.

Comments that the Design and Access Statement contains a number of inaccuracies.

Highway Engineer
(19/11/09)

No objection subject to the imposition of conditions.

English Heritage
(02/12/09)

Objects on the following grounds and recommends refusal for the reason that the proposal will neither preserve nor enhance the character and appearance of the conservation area:-

- the requirement to provide a widened access to serve the development will result in the loss of a section of the front boundary wall;

- although the quality of planting within the site may be relatively poor, it does enhance the conservation area and the more immediate setting of the listed building. The proposals require much of this planting to be removed or heavily pruned, resulting in the loss of the "overall sense of green" and opening up views of the proposed development and the 20th century housing beyond;
- the new house will dominate both nos. 30 and 32 and will urbanise and erode the semi-rural character of this part of the conservation area;
- the intention to return the external appearance of the cottage to something more in keeping with a property of its age is welcomed, however there is concern that the works do not pay sufficient regard to the historic plan form of the cottage and historic fabric will be lost as a result.

(A copy of the letter is attached as an appendix).

Determining Issues

The main considerations of the application are;

1. Planning Policy.
2. Impact on the character and appearance of the Conservation Area.
3. Impact on the setting and fabric of the Listed Building.
4. Access and Parking.
5. Impact on Residential Amenity.

Considerations

1. Planning Policy.

The site lies outside the Green Belt and within the main built-up area of Barton Village. Accordingly the proposed development is considered to be acceptable in principle and is in accordance with national and local policies which encourage the development of vacant and under-used land in urban areas and in villages well served by existing facilities. There is existing residential development on Sharpenhoe Road to the west and east whilst to the north lies the extensive Grange Farm estate.

2. Impact on the character and appearance of the Conservation Area.

The site is within a small section of the Conservation Area on the northern side of Sharpenhoe Road which comprises the curtilages of nos. 30 to 42. Whilst the frontages of the adjoining properties nos. 36 to 42 are largely open, the curtilages of nos. 30 and 32 are defined by extensive tree and shrub planting which gives this section of the conservation area a semi-rural appearance and makes a significant and valuable contribution to the street scene. In determining the application it is therefore important to ensure that this attribute of the conservation area is not adversely affected. In this connection, lengthy pre-application discussions took place in order to ensure that the impact of any development on the existing trees and shrubs was minimised, early proposals involving the removal of two western red cedars from the group of trees close to the road frontage in order to provide an alternative access to the rear of the site being considered to be totally unacceptable. The current scheme, although involving the removal of one tree from the group, does retain the strategically

important trees along both the site frontage and the eastern and northern site boundaries which define the extent of the conservation area at this point. It is also proposed to carry out additional tree and hedgerow planting in order to supplement the existing boundary planting which is somewhat sparse in places. In this respect it is considered that the character of the conservation area would be reinforced.

The group of trees and shrubs on the site frontage, as well as adding to the character of the conservation area, effectively screens the rear section of the site and accordingly the proposed dwellings would not be clearly visible when viewed from the road frontage. This is of course not a reason to accept a scheme which is not appropriate in terms of the scale and design of the proposed dwellings and whilst we had concerns with regard to certain details of the proposed dwellings and the alterations to the existing property, revised plans have been submitted which overcome those concerns and address some of the objections raised. The revisions include the following:-

- changes to the design of the proposed two storey dwelling involving a reduction in ridge and eaves heights and front elevation detailing;
- removal of the mock timber framing from the front and flank elevations of the existing cottage and the proposed rear extension.

3. Impact on the setting and fabric of the Listed Building.

The proposed development, although not taking place within the curtilage of the listed building, no.32 Sharpenhoe Road, nevertheless has the potential to affect its setting. However, the relationship between the proposed dwellings and no.32 is considered to be such that any impact would be minimal having regard to the distances involved, the existence of intervening screen planting and the improvements made to the design of the proposed two storey dwelling.

Concern has also been raised regarding the impact of the proposed alterations to the existing property on the setting and the fabric of the listed building. On the first of these issues, the amendments made in respect of the proposed alterations would not result in the setting of the listed building being adversely affected, indeed, the overall package of alterations which will rectify some of the damage to the building which took place in the 1960's, would be of benefit to the cottage itself and the adjoining listed building. The concerns raised with regard to possible damage to the fabric of the listed building as a result of the various refurbishment works to no. 30 are noted and have been discussed with the developer who intends to ensure that all historic features are retained as this approach will add to the character of the property. It is intended however to impose appropriate conditions in order to ensure that the historic fabric of both properties is not adversely affected.

4. Access and Parking.

The existing access is to be widened in order to provide a width of 4.1m at the site entrance as required by the Highway Officer. Although a section of the front boundary wall is to be removed in order to facilitate this widening there would be no loss of on-street parking space as a result. Visibility splay and on-site parking and turning provision is in accordance with the Highway Officers requirements. Two parking spaces are retained for the existing cottage.

5. Impact on Residential Amenity.

It is considered that the relationship between the proposed and existing properties is such that there would be no adverse impact in terms of overlooking, loss of privacy or overbearing appearance. Although in the scheme as originally submitted there was potential for overlooking of part of the garden to no.32, revised plans have been submitted which satisfactorily address the

issue. The existing access serving no.30 which runs close to both properties is to be re-routed away from the dwellings which will reduce the potential for noise nuisance due to vehicle movements.

Reasons for Granting

Whilst the location of land within a conservation area does not preclude its residential development, there is a requirement to ensure that a high priority is given to the objective of preserving or enhancing the character or appearance of the area. Given that this site is within an area where residential development is encouraged by national and local housing policy, it is considered that the proposal as amended would not be in conflict with conservation objectives either in terms of its impact on the character and appearance of the conservation area or the setting of the listed building.

Recommendation

That Planning Permission be GRANTED subject to the following:

- 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 begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**
REASON: To ensure a satisfactory standard of landscaping.
(Policy BE8, S.B.L.P.R).
- 3 Notwithstanding the details shown on the approved plans, the existing trees and hedgerows shall be retained and protected in a manner to be approved in writing by the Local Planning Authority and shall not be destroyed, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees or hedgerows removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced by trees or hedgerow specimens of such size and species as may be agreed with the Local Planning Authority. Such trees or hedgerow specimens shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.
REASON: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing trees on the site.
(Policy BE8, S.B.L.P.R).

- 4 Before development begins, tree protection fencing and ground protection measures shall be fully installed and thereafter properly maintained and fully managed in strict accordance with the details shown on the approved Tree Protection Plan, Drawing No. WHK16889-03, and the associated Arboricultural Method Statement (Ref: WHK16889ams) submitted as part of the application.
REASON: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard the existing trees on the site.
(Policy BE8, S.B.L.P.R).
- 5 The proposed areas of "No-Dig" surface shall be provided in accordance with the design specification and in the precise locations as shown on the approved Tree Protection Plan, Drawing No. WHK16889-03, and shall be installed in strict accordance with the Arboricultural Method Statement (Ref. WHK16889ams) submitted as part of the application.
REASON: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard the existing trees on the site.
(Policy BE8, S.B.L.P.R).
- 6 Before development begins, a Project Arboriculturist shall be appointed to carry out monitoring and supervision of work on the site in strict accordance with the Arboricultural Method Statement (Ref. WHK16889ams) submitted as part of the application.
REASON: To ensure that the development is carried out in accordance with the approved details.
- 7 The developer and Project Arboriculturist shall adhere strictly to all stipulated methodology identified in the Arboricultural Method Statement (Ref.WHK16889ams) submitted with the application.
REASON: To ensure that the development is carried out in accordance with the approved details.
- 8 Before the development is first occupied or brought into use, the parking scheme shown on Drawing No.16239 / 1006.Rev.A shall be completed and thereafter retained for this purpose.
REASON: To ensure provision for car parking clear of the highway.
(Policy T10, S.B.L.P.R).
- 9 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building/s 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 building/s.
(Policies BE8 & H8, S.B.L.P.R).
- 10 **Before development begins, details of the levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**
REASON: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8, S.B.L.P.R).

- 11 **Before development begins, the positions of the re-aligned access drive and the proposed dwellings shall be pegged out on site and their positions approved in writing by the Local Planning Authority.**
REASON: To enable consideration to be given to the precise layout of the development.
(Policy BE8, S.B.L.P.R).
- 12 The windows shown on Drawing No. 16239/106A shall be permanently glazed with obscured glass.
REASON: To protect the privacy of the occupiers of adjoining properties.
(Policy BE8, S.B.L.P.R).
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building/s hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.
REASON: To control the external appearance of the building/s in the interests of the amenities of the area.
(Policy BE8, S.B.L.P.R).
- 14 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific permission from the Local Planning Authority.
REASON: To control the development in the interests of the amenities of the area.
(Policy BE8, S.B.L.P.R).
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into the south facing elevation of the proposed dwelling to be erected on Plot 2.
REASON: To protect the amenity of neighbouring residents.
(Policy H2, S.B.L.P.R).
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), any garage, car port or parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.
REASON: To ensure that off-street parking is retained in the interests of highway safety.
(Policy T10, S.B.L.P.R).
- 17 Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
REASON: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 18 Before development begins, details of a bin storage/collection point shall be submitted to and approved in writing by the Local Planning Authority. The facility shall be provided in accordance with the approved details prior to the first occupation of any dwelling.
REASON: In the interest of amenity.
(Policy BE8, S.B.L.P.R).
- 19 The communal areas and the vehicle turning area to the front of Plot 1 shall be placed in the control and ownership of a single body which shall be responsible for the management and maintenance of those areas.
REASON: To retain off-street parking and turning provision and thereby minimise the potential adverse impact on the convenience of road users.
- 20 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.
REASON: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.
- 21 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
REASON: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.
- 22 No development shall commence until wheel-cleaning facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made operational before development commences and the Site Developer(s) shall ensure that all vehicles exiting the site use the approved wheel cleaning facilities. The wheel cleaning facilities shall be retained until the development has been substantially completed or until such time as the Local Planning Authority is satisfied that the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).
REASON: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
- 23 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied within relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent

persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. A survey of the extent, scale and nature of the contamination;
- ii. An assessment of the potential risks to:
 - Human health
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Adjoining land
 - Ground waters and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
- iii. An appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the management of Land Contamination, CLR 11*'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 24 Before development begins, a noise assessment for the site shall be undertaken in accordance with the assessment methodology set out in BS4142:1997 "Method for rating industrial noise affecting mixed residential and industrial areas". The noise assessment shall assess the impact of noise arising from the adjoining electricity sub-stations and shall include details of any noise mitigation measures considered necessary to ensure that appropriate noise levels within the proposed dwellings and outdoor amenity areas are achieved. The completed noise assessment shall be submitted to the Local Planning Authority for approval before development begins and any works which form part of the approved scheme shall be completed before any dwelling is occupied, unless an alternative period is previously agreed in writing by the Local Planning Authority.

REASON: To protect the amenity of future occupiers of the development.

- 25 Before development begins, a method statement detailing any works to be undertaken to the fabric of the adjoining listed building, 32 Sharpenhoe Road, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out only in accordance with the approved details.

REASON: To safeguard the historic and structural integrity of the listed building.

- 26 Before development begins, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority detailing those elements of the existing fabric and fittings within the existing dwelling which are to be repaired and retained and those which are to be removed. The work shall be carried out only in accordance with the approved details.

REASON: To ensure that those elements of historic building fabric which are of value are retained.

- 27 This permission relates only to the details shown on Drawing No. 16239/1007A received 01/10/09, Drawing Nos. 16239/105, 16239/107, WHK16889-03 and WHK16889-11 received 23/09/09 and Drawing Nos. 16239/1006, 16239/106A and 16239/109.A received 23/11/09, or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans 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)
ENV7 - Quality in the Built Environment**

South Bedfordshire Local Plan Review Policies
BE8 - Design and Environmental Considerations
H2 - Making Provision for Housing via 'Fall-in' Sites
H8 - Extensions to Dwellings
T10 - Parking in New Developments

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. No works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Customer Contact Centre, 6th Floor, Borough Hall, Bedford, MK42 9AP quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

DECISION

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