

## Item No. 9

## SCHEDULE A

<b>APPLICATION NUMBER</b>	<b>CB/10/00247/CA</b>
<b>LOCATION</b>	<b>66 High Street, Henlow, SG16 6AB</b>
<b>PROPOSAL</b>	<b>Conservation Area Consent: Part demolition of building to form 6no. residential units.</b>
<b>PARISH</b>	<b>Henlow</b>
<b>WARD</b>	<b>Langford and Henlow</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Clarke &amp; Cllr Rogers</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>25 January 2010</b>
<b>EXPIRY DATE</b>	<b>22 March 2010</b>
<b>APPLICANT</b>	<b>Henlow Parish Council</b>
<b>AGENT</b>	<b>Henlow Parish Council</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Rogers called it to Committee on grounds of local interest and its location within the Conservation Area</b>
<b>RECOMMENDED DECISION</b>	<b>Conservation Area - Refused</b>

### Site Location:

The application site is located at 66 High Street in Henlow, which is currently used the Henlow Parish Hall. The building is a single storey building with a hall, stage, committee room, kitchen and toilet facilities. The site is located wholly within the settlement envelope as well as within the designated Henlow Conservation Area.

### The Application:

The application seeks conservation area consent to demolish part of the building in order to convert it into 6 no. on bedroom residential units. The scheme for the conversion is being considered under planning ref: CB/10/00242/FULL.

### RELEVANT POLICIES:

#### National Policies (PPG & PPS)

- PPS1 Delivering Sustainable Development (2005)
- PPG15 Planning and the Historic Environment (1994)

#### Regional Spatial Strategy

- East of England Plan (May 2008)
- Milton Keynes and South Midlands Regional Strategy (March 2005)

#### Bedfordshire Structure Plan 2011

N/A

## Central Bedfordshire Core Strategy & Development Management Policies 2009

Policies CS15 & Central Bedfordshire Core Strategy & Development  
DM13 Management Policies (2009)

### Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development (2009)

### Planning History

MB/97/00805 Full: Alterations to front access – Approved 23.07.1997  
MB/09/05986 Full: Part demolition and part two-storey rear extension to  
form 6 no. residential units – Refused 14.09.2009

### Representations: (Parish & Neighbours)

Henlow Parish Council  
Adjacent Occupiers

The Parish Council fully supports these applications  
One letter received setting out a number of objections on  
the following grounds:

- dwellings unacceptable for habitation by reason of their design;
- unacceptable standard of living for future occupants;
- a need remains for this public building;
- removes the historic use of this 'positive' building contributing to the Conservation Area;
- mangling of the architectural integrity of the building is harmful and neither preserves or enhances it;
- financial gain by its sale is an irrelevant planning consideration;
- upper floor windows have not been demonstrated as practicable and any legal obligation is unlikely to be enforceable;
- loss of privacy to the rear of no. 64 remains.

### Consultations/Publicity responses

Henlow VDA

Has a number of objections:

1. Changes to the west elevation create an unbalanced façade destroying the original character of the building;
2. Creating 6 dwellings within these tight boundaries is a significant overdevelopment of the site;
3. Proposed dwellings are not to scale with the surroundings and it is questionable how emergency services would gain access;
4. Resident parking assumes that the existing parish hall spaces can be relocated to the new occupiers and their visitors; and
5. There would be an intrusion on privacy to neighbours on the southerly side. The proposed non-opening of south facing first floor windows being guaranteed apart from

emergency via a clause in the deeds would be difficult if not impossible to enforce.

Site Notice Posted 03.02.2010  
Newspaper Advert 05.02.2010

## Determining Issues

The main considerations of the application are;

1. The effect on the character of the conservation area
2. Any other implications of the proposal

## Considerations

### 1 Effect on the Character and Appearance of the Conservation Area

The site is located within the Henlow Conservation Area. The parish hall together with some adjoining houses has been identified in the 2009 Henlow Conservation Area Appraisal as 'Positive Buildings'.

The street elevation frontage on the village hall (originally the Vicar's Club Room, 1893) is a local landmark in the High Street, with a clock and bellcote above a rather stern red brick wall with corbelled and recessed panels together with a roof of welsh slate.

The proposed part demolition of the side of the building would have a limited visibility within the streetscene of High Street but a greater visibility within Park Lane. Policy CS15 of the Core Strategy and Development Management Policies requires that the Council will protect, conserve and enhance the district's heritage within Conservation Areas. The demolition will involve the removal of the part of the main building. The Conservation Team were consulted on the overall proposal and although the principal of the partial demolition in context with the conversion on the building to residential units is considered acceptable, the demolition on its own merits is unacceptable as in the absence of an approved conversion scheme it would have a detrimental effect on the Conservation Area and would not preserve nor enhance it. As such the application for consent should be refused.

### 4 Any Other Implications

There are no other significant considerations for this application.

## Reasons for Refusing

The scheme, by reason of its site, design and location, is contrary to Policies CS15 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006). It is therefore considered **unacceptable** and that conservation area consent should be refused.

**RECOMMENDATION**

REFUSE Conservation Area Consent for the application set out above on the following reason(s):

- 1 The application site lies within the Henlow Conservation Area and by nature of the proposed partial demolition of the building would neither preserve or enhance the character and appearance of this part of the area; as such the proposal is contrary to PPG15 and Policies CS15 and DM13 of the Adopted Central Bedfordshire Core Strategy and Development Management Policies 2009.

**DECISION**

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