

Item No. 18

SCHEDULE B

APPLICATION NUMBER CB/09/06630/CA
LOCATION Land Rear Of Town Farm Court And 53, High Street, Henlow
PROPOSAL Conservation Area Consent: Demolition of Bungalow at 53 High Street
PARISH Henlow
WARD Langford and Henlow
WARD COUNCILLORS Cllr Clarke & Cllr Rogers
CASE OFFICER Godwin Eweka
DATE REGISTERED 16 December 2009
EXPIRY DATE 10 February 2010
APPLICANT Town Farm Homes Ltd
AGENT RMA Architects LLP
REASON FOR COMMITTEE TO DETERMINE Ward Councillor request – Due to local concerns

RECOMMENDED DECISION Conservation Area - Granted

Delegated Application – See Minute No. DM/09/66

That the Director of Sustainable Communities be given delegated authority to issue the Conservation Area consent subject to CB/09//06626/FULL being granted planning permission.

That Conservation Area consent be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The demolition works hereby approved shall be completed within **2 months** of their commencement and all of the materials and fabric from the demolished building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

- 3 The building shall only be demolished in conjunction with the development of the land to the west of the site as one continuous building operation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to protect the character of the Conservation Area.

[Note: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]