

Item No. 16**SCHEDULE C**

APPLICATION NUMBER	CB/10/01054/LB
LOCATION	38 Stoke Road, Linslade, Leighton Buzzard, LU7 2SP
PROPOSAL	Demolition of detached garage and outbuilding and erection of single storey side extension and replacement single garage and modifications to existing kitchen building
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	23 March 2010
EXPIRY DATE	18 May 2010
APPLICANT	Mrs S Jones
AGENT	Burnel Design Associates
REASON FOR COMMITTEE TO DETERMINE	The applicant is employed by the Council
RECOMMENDED DECISION	Listed Building - Granted

Recommendation

That Listed Building Consent be GRANTED subject to the following:

- 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 New external brickwork and roofing materials shall match those of the existing building as closely as possible.
REASON: To ensure that the development is in keeping with the existing building.
- 3 This consent relates only to the details shown on Drawing Nos. 00909/1A, 00909/2B, 00909/3A, 00909/4 and 00909/5 received 23/03/10 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 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:

South Bedfordshire Local Plan Review

BE6 - Development in Areas of Special Character.

BE8 - Design and Environmental Considerations.

H8 - Extensions to Dwellings.

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.