

APPLICATION NUMBER	CB/10/01479/CA
LOCATION	The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG
PROPOSAL	Demolition of store and yard in connection with the conversion of Public House into a dwelling with garage.
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	Miah Properties Ltd
AGENT	Hinton Cook Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Mrs Marion Mustoe for reasons of overdevelopment; access on a busy road; risk of flooding; and change of use.
RECOMMENDED DECISION	Conservation Area - Granted

Site Location:

The Five Bells P.H is located on the north-western side of the junction between Totternhoe Road and Park Lane within the Eaton Bray Conservation Area. The building, which has its front elevation facing towards Totternhoe Road, is set within a large area of land which comprises a hard surfaced car park to the south and west of the building together with an open grassed area to the north. The combined site has an area of some 0.17ha, with a total frontage to Totternhoe Road of 100m and a frontage to Park Lane of 13m. The existing building has two storeys and is of white painted brick construction with a slate roof. Attached to the south side of the building is a garage/store of timber construction and to the north is a brick building with a clay tile roof, previously used as a functions room/restaurant, which is attached to the main building by a flat roofed link structure.

The application site comprises the public house, the garage/store building, the link extension and an area of land to the rear of the public house. It is irregular in shape with a frontage of 26.0m and an average depth of some 24.5m.

The Application:

Conservation Area consent is sought for the removal of the garage/store on the southern side of the public house building and the link extension between the public house and the outbuilding on the northern side.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPG15 - Planning and the Historic Environment

**Regional Spatial Strategy
East of England Plan (May 2008)**

ENV6 - The Historic Environment

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

Planning History

CB/09/6425/CA	Application for demolition of outbuilding in connection with the erection of three dwellings - Withdrawn.
CB/09/6426/FULL	Application for demolition of outbuilding, erection of three dwellings and construction of vehicular accesses - Withdrawn.
CB/09/6434/FULL	Application for demolition of store and yard and conversion of public house to dwelling with garage - Withdrawn.
CB/09/6443/CA	Application for demolition of outbuilding in connection with the conversion of public house to dwelling and residential development - Withdrawn.

Representations: (Parish & Neighbours)

Eaton Bray Parish Council:	See report on planning application no. CB/10/01467/FULL - Agenda Item 18.
Neighbours:	See report on planning application no. CB/10/01467/FULL - Agenda Item 18.

Consultations/Publicity responses

Conservation Officer:

Determining Issues

The main considerations of the application are:

1. Impact on the Conservation Area.

Considerations

1. Impact on the Conservation Area.

The buildings proposed for removal do not make a significant contribution to the character and appearance of the conservation area and the loss of the link extension in particular would improve the setting of the public house building and the street scene generally.

Reasons for Granting

The removal of the two buildings would not adversely affect the setting of the public house building or the character and appearance of the conservation area.

Recommendation

That Conservation Area 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 This consent shall extend only to the demolition of the buildings shown cross-hatched black on Drawing no. 09-21-APP2-004.
REASON. For the avoidance of doubt in order to define the extent of the demolition for which consent is granted.
(Policy BE8, S.B.L.P.R).
- 3 **The existing buildings shall not be demolished before a contract has been entered into for carrying out of works of redevelopment of the site, and planning permission has been granted for such redevelopment.**
REASON: To ensure that premature demolition does not occur leaving an empty gap in the street scene.
(Policy BE8, S.B.L.P.R).
- 4 This consent relates only to the details shown on the Site Location Plan and Drawing Nos. 09-21-APP4-001 and 09-21-APP2-007 received 26/04/10 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:

Regional Spatial Strategy
East of England Plan (May 2008)
ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review
BE8 - Design and Environmental Considerations

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.

DECISION

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