

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

### **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 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**

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.

[Note:

1. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]