

Item No. 16**SCHEDULE B**

APPLICATION NUMBER	CB/10/04366/FULL
LOCATION	Heath And Reach Methodist Church, Heath Green, Heath And Reach, Leighton Buzzard, LU7 0AB
PROPOSAL	Conversion of chapel to form a single dwelling with no parking provided including part demolition of rear single storey structures to provide amenity space, reinstatement of bricked-up windows, replacement of entrance doors, insertion of 2 roof lights to the main roof and construction of metal flue to rear elevation.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllrs Peter Rawcliffe & Alan Shadbolt
CASE OFFICER	James Clements
DATE REGISTERED	06 December 2010
EXPIRY DATE	31 January 2011
APPLICANT	Miss S Berchielli
AGENT	Project Design Studio Ltd
REASON FOR COMMITTEE TO DETERMINE	Called-in by Councillor Alan Shadbolt
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be Approved subject to no further consultation responses being received that are not covered in this report and to the signing of a S106 Legal Agreement in line with contributions required by the Central Bedfordshire Council Planning Obligations Strategy:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development/work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external windows, doors, walls, roofs, pergola and rainwater goods of the proposed building/s shall be submitted to and approved in writing by the Local Planning Authority. The development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the development/work is in keeping with the existing building.

- 3 **Before development/work begins and notwithstanding the details submitted with the application, detailed drawings of the proposed new external windows, roof lights and doors showing fenestration, sections, mouldings, the relationship with the external envelope of the building, and cill/head details shall be submitted to and approved in writing by the Local Planning Authority. The development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the development/work is in keeping with the existing building.

- 4 **Before development/work begins and notwithstanding the details submitted with the application, a schedule and specification of repair works detailing all proposed works of repair and making good to the fabric of the building shall be submitted to and approved in writing by the Local Planning Authority. The development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the proposed development/work is carried out in a manner which safeguards the historic character and structural integrity of the building.

- 5 Prior to development commencing a scheme of obscure glazing and method of window opening shall be submitted to and agreed in writing with the Planning Authority. The approved scheme shall thereafter be carried out in full.

Reason: To protect the amenity of adjoining neighbours.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1509-P3B, 1509-P4, 1509-P5D and 1509-P1.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal is in conformity with Policy BE8 of the South Bedfordshire Local Plan Review 2004, as it preserves the significance of the Heritage Assets. It is also in accordance with Planning Policy Statement 5: Planning for the Historic Environment and Adopted Technical Guidance, Design Supplement 4: The Historic Environment.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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)

SS1 Achieving Sustainable Development

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

BE8 Design and Environmental Considerations

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts 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.
4. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

The proposal is situated over a principal aquifer.

Your council may wish to consider, in line with PPS23, whether the application site should be subject to a detailed scheme for the investigation and recording of contamination. A report would be submitted together with detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless of such contamination, as may be found. Environment Agency guidance is available via the following link: <http://www.environment-agency.gov.uk/research/planning/33706.aspx>

[Notes:-

1. In advance of the consideration of the application the Committee received representations made under the public participation scheme.
2. In advance of the consideration of the application, the Committee were advised of amendments to the text contained within the report as set out in the late sheet appended to these Minutes.]