

Item No. 9**SCHEDULE B**

APPLICATION NUMBER CB/11/02050/FULL
LOCATION The Mary Bassett Lower School, Bassett Road,
Leighton Buzzard, LU7 1AR
PROPOSAL First floor extension over existing building to form
cloakroom/toilets
PARISH Leighton-Linslade
WARD Leighton Buzzard North
WARD COUNCILLORS Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER Vicki Davies
DATE REGISTERED 22 June 2011
EXPIRY DATE 17 August 2011
APPLICANT Mary Bassett Lower School
AGENT BHD Ltd
REASON FOR Called in by Ward Councillor Shadbolt having
COMMITTEE TO regard to public interest.
DETERMINE

RECOMMENDED
DECISION Full Application - Granted

Recommendation

That Planning Permission 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 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to any building works or repairs being first commenced, a full & detailed, precise specification of all proposed materials (e.g. type & origin/ manufacturer & mix of lime & sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood) to be used in the works hereby granted consent.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPS 5 & standard conservation good practice.

- 3 **Prior to any building works being first commenced, detailed drawings of all proposed new &/ or replacement doors & windows, together with a detailed specification of the materials, construction & finishes, shall be submitted to & approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch & sill detail.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with PPS5 & standard conservation good practice.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL-001A, PL-002.1A & SU-001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not detrimentally impact upon the character and appearance of the streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The proposal would not have any impact on archaeological remains. The scheme therefore, by reason of its size, design and location, is in conformity with Planning Policy Statement 1 and Planning Policy Statement 5 and South Bedfordshire Local Plan First Review policy BE8. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

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)**
ENV7 - Quality in the Built Environment

Bedfordshire Structure Plan 2011
No relevant policies

South Bedford shire Local Plan Review Policies

BE8 - Design 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.

[Notes:-

1. In advance of consideration of the application the Committee was advised of an additional comment as set out in the Late Sheet appended to these Minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]