

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/03037/CA
LOCATION	Scyttels Court, Vicarage Close, Shillington
PROPOSAL	Conservation Area Consent: Demolition of 2 storey block of flats
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr MacKilligan
CASE OFFICER	Clare Golden
DATE REGISTERED	19 September 2011
EXPIRY DATE	14 November 2011
APPLICANT	Grand Union Housing Group
AGENT	David Coles Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr MacKilligan has requested that the application be determined at the Development Management Committee on the grounds of a high level of public interest and concern
RECOMMENDED DECISION	Conservation Area - Granted

Site Location:

The application site is located at Scyttels Court, adjacent to Vicarage Close in the village of Shillington. The 0.38Ha site comprises of Aragon House, a detached, one and two storey building with interlinking blocks constructed of brickwork with timber clad panels. The building was built in the mid 1970s and contains 22 self-contained 1 bedroom flats and one self-contained 3 bedroom wardens flat. The flats have historically been used as rented retirement properties, accompanied by communal lounge space, staff offices and kitchen facilities. The facility is in the process of being shut down.

The building is surrounded by gardens and an open car park, and is accessed from Vicarage Close. A pedestrian footpath from the north links Church Street through to Vicarage Close. The north west corner of the site has been designated as an area of Important Open Space within the Adopted Core Strategy.

The site is surrounded predominantly by residential development with Vicarage Close to the west and south, Church Street to the north and High Road to the east.

The site is located within the settlement envelope and within the Shillington Conservation Area. The site also falls within the setting of two grade II Listed buildings, Chestnut Tree Farmhouse to the east and Nutcracker Cottage, also to the east on High Road.

The Application:

The application site lies within Shillington Conservation Area and this application seeks conservation area consent to demolish Aragon House, the existing building on the site. An application for full permission has been submitted along with this application for redevelopment of the site with the erection of 13 dwellings

(CB/11/03036/FULL).

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS5: Planning for the Historic Environment

Policies of the Adopted Core Strategy, Development Management Policies, 2009

DM3 - High Quality Development
CS15/DM13 - Heritage

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Adopted January 2010
Design Supplement 5: The Historic Environment

Shillington conservation Area Appraisal, 2006

Planning History

CB/11/03036/FULL Demolition of 2 storey block of flats and erection of 13 new 2 and 3 bed dwellings with associated amenity and parking. **Pending decision.**

Representations: (Parish & Neighbours)

Shillington Parish Council	Comments received relate to CB/11/03036/FULL for the redevelopment of the site.
Neighbours	Comments received relate to CB/11/03036/FULL for the redevelopment of the site.

Consultations/Publicity responses

Site notice posted on	23.09.11
Advertised on	30.09.11
Shillington Village Design Association	Support the principle of the redevelopment of the site.
Conservation Officer	No objections.

Determining Issues

The main considerations of the application are;

Considerations

1. Impact on the character and appearance of the conservation area

The application site is located within the Shillington Conservation Area where all new development must preserve or enhance the character and appearance of the area in line with Policies CS15 and DM13 of the Adopted Core Strategy, Development Management Policies, 2009 and PPS5: Planning for the Historic Environment, 2010.

The building in question is a 1970s development constructed of brick with timber cladding and a tiled roof. It comprises interconnecting blocks of two storey and single storey level and occupies a prominent position within the plot. The building is not considered to make a positive contribution to the character or appearance of the conservation area, and thus the demolition of this building is not considered to result in harm to the character or appearance of the conservation area.

Subject to the redevelopment of the site with a proposal that preserves and enhances the character and appearance of the conservation area, there is no objection in conservation terms to the demolition of this building, in accordance with Policies DM3, DM13 and CS15 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development, and Planning Policy Statement 5, 2010.

Recommendation

That Conservation Area Consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The demolition works hereby approved shall only be carried out in connection with the redevelopment of the site as permitted by planning permission reference CB/11/03036/FULL and the two permissions shall be implemented as a single continuous development scheme.

Reason: To ensure that an unsightly cleared site is not created to the detriment of the character and amenities of the area.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers; 09062(D)098; 09062(D)097; 09062(D)099; 397412 C; 397413 C; 397416 A; Heritage, Design, Access and Justification Statement, David Coles Architects, December 2011.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to remove the existing building would preserve the Shillington Conservation Area. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 5 (2010), and Policies DM3, CS15, and DM13 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, and Shillington conservation Area Appraisal, 2006.

DECISION

.....
.....