

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/04550/LB
LOCATION	The Bell, High Street, Westoning, Bedford, MK45 5JH
PROPOSAL	Listed Building: alterations and extensions to premises revised application to CB/11/03626/LB
PARISH	Westoning
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Gammell
DATE REGISTERED	09 January 2012
EXPIRY DATE	05 March 2012
APPLICANT	Oak Tree Management Service
AGENT	Paul Lambert Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Jamieson called to committee
RECOMMENDED DECISION	Listed Building - Granted

Reason for Committee to determine - Cllr Jamieson called the application to committee.

Site Location:

The application site is the Bell public house which is a Grade II early C17th building with a timber frame structure, red brick infill which has been cream colour washed, with red clay plain tiles.

The site is roughly triangular with the Public House situated within the southern corner, a large children's play area central, and an unlaidd out car park partially surrounded by a row of high conifer hedges. The surrounding area is characterised by residential dwellings that vary in age and style, the site is north central within Westoning located adjacent to the intersection of High Street and Greenfield Road, Westoning Lower School is to the south east of the site. The property is entirely enclosed within the defined settlement envelope of Westoning.

The Application:

Listed Building Consent for:

Alterations and extensions to the Public House including a single storey side and

rear extension measuring some 12.5 metres by 7.5 metres with a height of 3.8 metres (note maximum dimensions). This would follow the removal of an existing side extension.

RELEVANT POLICIES:

National Policies (PPG + PPS)

- PPS 1 Delivering Sustainable Development (2005)
- PPS 5 Planning for the Historic Environment (2010)

Core Strategy and Development Management Policies, November 2009

Policy CS15- Heritage
Policy DM3 - High Quality Development
Policy DM13- Heritage in Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development 2010

Planning History

Recent:

An application for alterations to the public house was recently submitted, this was withdrawn by the applicant on the advice of the planning officer. This was reference CB/11/03626/LB.

Historical:

MB/04/00440/ADV - Advertisement Consent: House name letters, facility signs, replacement pictorial post sign, siting of new pictorial post sign. Granted 18/06/04
MB/91/01378/FA - Full: Retention of timber building in car park. Granted 18/11/91
MB/90/01232/FA - Full: Ladies toilet and conservatory extension. Refused 09/10/90
MB/90/01243/LB - Listed Building Consent: Ladies toilet and conservatory extension. Refused 09.10.90
MB/88/00933/FA - Full: Retention of timber building in car park. Granted 30.09.88
MB/84/00857/ADV - Advertisement Consent: Pictorial sign within frame on post. Granted 18/12/84

Representations:

(Parish & Neighbours)

Westoning Parish Council: Object.

- *Style of Houses* - Inconsistent and unsympathetic to the existing dwellings in Bell Close. Concern residents will face a brick wall. Concern that the loft will be used as a bedroom. Rear dormers giving a "town house" impression within a village location. Too many houses in Westoning in this style, no more are needed.
- *Car Park* - Insufficient space for the clientele of the pub. Believes that the number of spaces currently available is 40.
- *Impact upon Greenfield Road* - A busy road, concern that the road will be used as "over spill" when the pub car park is full. Concern that the dray lorry will not be able to get into the site. Insufficient room for cars to turn within Bell Close. The drop off point for the school bus is close, at certain times there will be a large number of children around the site.
- *Noted not planning issues but wish the committee to be aware of* - Disappointed in loss of pub garden area, and petanque facility. The Council produced a Parish Plan in 2009, 70% of those responding to questionnaire indicated they wished to see no further development in the village. If houses are approved, the Parish Council would like to see a condition requiring the works to the pub to be carried out prior to the construction of the dwelling houses.

Neighbours:

4 letters of objection received:

- *Highway/Parking Issues*. Largely relating to Bell Close being used by people using the pub, the lower school and recreation ground and the pub car park being able to accommodate more than the stated "22 existing spaces". Bell Close being too narrow to accommodate additional houses and potential additional visitor parking spaces. Concern that emergency vehicles would not be able to get through to the existing houses. School bus movements and school pick up/drop off congestion.
- *Design of houses*. Inconsistent with village style, considered too large, possibly be 5 bedrooms, not 4 bedrooms. Design not appropriate or sympathetic with other dwellings within Bell Close.
- *Over development of the site*. Historically the site

has been open, and this would be more land built on.

- *Issues over levels within Bell Close*, due to sloping nature of site. The site section shows houses of a similar height.
- *Detriment of the village*. Westoning is large enough, it needs the parking more than the houses. The houses would have a negative impact upon the character and appearance of the area.
- *Houses and car park would have a detrimental impact upon Public House*. People will no longer want to visit the pub because of parking problems around the site.
- *Loss of garden area for the Public House*. Also impact upon the trees.
- *Loss of bottle bank and clothing bin*.
- *There are other 4 bed family homes within Westoning unsold*, therefore no need for further development.
- *Issues relating to the Section 106 monies*. Suggestions were made that they are used for improvements to the highway close to the site.
- *The housing would be used as a money making scheme*.
- *General support for the improvement to the Public House*.

Consultations and Publicity responses

Site Notice Posted on 19.01.12:	4 letters were received	theses have been represented above
Advertised on 20.01.12	4 letters were received	theses have been represented above
Conservation and Design	No objections, recommended conditions	
Archaeology	No objection	

Determining Issues

The main considerations of the application are;

1. The Impact upon the Listed Building
2. Any other implications

Considerations

1. The Impact upon the Listed Building

Principle of extending the Bell Public House:

Extensions to Listed Buildings are considered appropriate should the merit of the design and scale of development be considered appropriate within the setting. Having regard to Core Strategy and Design Guide Policies, it is judged that the principle of extending the Public House is acceptable.

Impact upon the Listed Building:

It is considered that the alterations to the Public House building would not have a significant impact upon the character or appearance of the Listed Building. The proposal would involve the removal of an existing small side extension, which is of no specific heritage merit. The development would be relatively prominent, but it is judged that the scale and design would be in keeping with the existing building and therefore the design would appear complimentary within the setting.

The Council Conservation Officer commented:

The applicant has satisfied concerns highlighted in the previous listed building consent application in relation to the fussiness of the proposed extension. On the whole, as stated in application CB/11/03626/LB, proposals are considered acceptable, particularly the proposed extension as this will be an enhancement on the present flat roof side extension.

It is therefore considered that the proposal is in accordance with PPS 5 (Planning for the Historic Environment) as the Listed Building and setting would be enhanced by the development. The Council Conservation Officer supports this development, providing the quality of materials and details are conditioned.

2. Any Other Implications

Objections received:

A number of objections were received from the Parish Council and local residents. The only material planning consideration when determining an application for Listed Building Consent is the impact upon the Listed Building. Therefore any objections received not relating to the impact of the extension and alteration of the Listed Building have been considered in the associated FULL planning application reference CB/04549/FULL.

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 The works hereby consented shall be begun 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 **Prior to any building works being first commenced, samples of materials to be used in the construction of the walls and roof of the extension and porch including a sample panel of brickwork, details of the face bond and details of the pointing mortar mix and finish profile. All new brickwork shall be painted to match the existing in terms of colour.**

Reason: To ensure that the special architectural & historic interest, character, appearance & integrity of the listed building is properly maintained and preserved in accordance with PPS 5 & standard conservation good practise.

- 3 **Prior to any building works being first commenced, detailed drawings of all proposed new external and internal 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 & historic interest, character, appearance & integrity of the listed building is properly maintained and preserved in accordance with PPS 5 & standard conservation good practise.

- 4 All rainwater goods shall be cast iron. As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are not acceptable.

Reason: To ensure that the special architectural & historic interest, character, appearance & integrity of the listed building is properly maintained and preserved in accordance with PPS 5 & standard conservation good

practise.

- 5 This consent relates only to the details shown on plans CBC/001 (site location plan), 2527-01, 2527-04b, 2527-03, 2527-02g

Reason: To identify the approved plan/s and to avoid doubt.

Reasons for Granting

The proposal is in conformity with Policies CS15 and DM13 of the Development Management Policies of the Core Strategy Adopted 2009, as it preserves the special interest of the Grade II Listed building. It is also in accordance with Planning Policy Statement 5: Planning for the Historic Environment and Adopted Technical Guidance, Design Supplement 5: The Historic Environment.

Notes to Applicant

DECISION

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