

Item No. 11**SCHEDULE B**

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| 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 | Cll Jamieson called to committee |
| RECOMMENDED DECISION | Listed Building - Granted |

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

- (1) In advance of the consideration of the application the Committee were advised of consultation received subsequent to the agenda which included petitions, additional individual letters in support, 1 further letter of objection and 1 letter received from the Licensee.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.