

## Item No. 12

<b>APPLICATION NUMBER</b>	<b>CB/11/03761/LB</b>
<b>LOCATION</b>	<b>Toddington Park House, Park Road, Toddington, Dunstable, LU5 6HJ</b>
<b>PROPOSAL</b>	<b>Listed Building: Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins</b>
<b>PARISH</b>	<b>Toddington</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>29 November 2011</b>
<b>EXPIRY DATE</b>	<b>24 January 2012</b>
<b>APPLICANT</b>	<b>Mr J Cattle</b>
<b>AGENT</b>	<b>Derek Walker Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building - Granted</b>

### Recommendation

That Listed Building Consent be Approved subject to the following:

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

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Before the relevant building and repair work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:
  - Detailed drawings of all proposed **external and internal joinery** including staircases, doors and windows to a scale of 1:20, together with a detailed specification of the materials, construction & finishes. Details shall include a section of the glazing bars, frame mouldings, the position of the door or window frame in relation to the face of the

wall.

- **Details and samples of materials** to be used in the construction including all external finishes of the extension including sample panels of brickwork/stonework details of the brick bond, mortar mix and finish profile.
- Detailed **method statement** setting out how the windows on the south west elevation will be blocked up and obscured. Details should include information on how the windows will remain ventilated and drawings to a scale of 1:20 of their external appearance.
- An **itemised schedule of works** (describing fully all repairs, re-instatements & replacement works, including cornices) & agreed making good. The schedule should include a schedule of the works for the conservation of the porch.
- Detailed drawings to a scale of 1:10/1:20 of all replacement internal fireplaces.

Reason: To protect the significance of the heritage asset

- 3 **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 protect the significance of the heritage asset.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

EX-00, EX-00A, EX-00-A1/1, EX-00-A1/4, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX-09 Revision A, EX-10, L-01PR-00-A1/1 Revision D, PR-01, PR-02, PR-03 Revision E, PR-04 Revision A, PR-05, PR-06, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-14, PR-15, PR-16 Revision A, PR-17 Revision A, PR-18, PR-19, PR-20, PR-21, PR-22, PR-23, PR-24, PR-25-A1, PR-28, PR-28-A1, PR-29-A1, PR-26-A1, PR-27, PR-31, PR-33 Revision A, PR-34 Revision A, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3 & MMX 45/L4.

Reason: For the avoidance of doubt.

- 5 No works shall commence until details showing ventilation and extraction equipment (including details of their siting and appearance) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed details shall be carried out in full.

Reason: To protect the character, appearance and setting of the Listed Building.

### **Reasons for Granting**

The proposed orangery, extension to garage block, restoration of Ice House and internal alterations to the main house have been designed to protect the significance of the Grade II Listed Building, its character, appearance and setting. The proposal is therefore in accordance with South Bedfordshire Local Plan Review (2004) Policies BE8: Design and Environmental Considerations and National Planning Policy Framework section 12. Conserving and Enhancing the historic environment.

### **NOTES**

(1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses received from Toddington Parish Council. The Committee were advised of an amended and additional condition.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.