

Item No. 8

APPLICATION NUMBER	CB/12/01275/LB
LOCATION	51 North Street, Leighton Buzzard, LU7 1EQ
PROPOSAL	Demolition of boundary wall to No.51 North Street and reconstruction using salvaged materials in the denoted position to allow the construction of site access road. Works to include the retention of the existing dedication plaque.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Vicki Davies
DATE REGISTERED	10 April 2012
EXPIRY DATE	05 June 2012
APPLICANT	Trustees of the Leighton Buzzard Townlands Trust
AGENT	BHD Ltd
REASON FOR COMMITTEE TO DETERMINE	At the request of Cllr Shadbolt due to concerns regarding the impact on the Listed Almshouses
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 the commencement of development drawn details of the constructional method and mortar mixes for the boundary wall to be reconstructed shall be submitted and approved in writing by the Local Planning Authority. The details shall include the specification of the incorporation of the relocated historic almshouses wall plaques and the storage arrangements of the materials between demolition and reconstruction. The wall shall then be reconstructed in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.**

Reason: In the interests of visual amenity and to protect the setting of the Listed Building.

- 3 **Prior to the commencement of development details of the protection of the rear boundary wall of the almshouses, forming the eastern**

boundary of the development site, shall be submitted to and approved in writing by the Local Planning Authority. The protection measures shall remain in place throughout the duration of works on site. Any damage or necessary repairs to the wall shall be undertaken within 6 months of the completion of the development in accordance with details previously agreed in writing by the Local Planning Authority.

Reason: In order to protect and maintain the Listed Building.

- 4 Prior to the reconstruction of the boundary wall hereby permitted a sample panel of the proposed boundary wall shall be produced and agreed in writing by the Local Planning Authority. The boundary wall shall then be constructed in accordance with the approved sample panel unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the setting of the Listed Building.

- 5 The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number PL-004.2 rev A.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not have an adverse impact on the grade II listed building and associated boundary walling. The proposed works are considered, subject to appropriate conditions, to preserve the special interest, character and appearance of the grade II listed building. The proposal accords with Section 12 of the National Planning Policy Framework.

Notes to Applicant

1. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 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.

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