

Item No. 21

APPLICATION NUMBER **CB/12/01268/LB**
LOCATION **16 Ickwell Green, Ickwell, Biggleswade, SG18 9EE**
PROPOSAL **Proposed First Floor Link Internal Alterations**
PARISH **Northill**
WARD **Northill**
WARD COUNCILLORS **Cllr Mrs Turner**
CASE OFFICER **Clare Golden**
DATE REGISTERED **13 April 2012**
EXPIRY DATE **08 June 2012**
APPLICANT **Mr Turner**
AGENT **Richard Beaty (Building Design) Ltd**
REASON FOR **The applicant is related to Cllr Tricia Turner.**
COMMITTEE TO
DETERMINE

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 consent.

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 the development, samples of all the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented solely in accordance with the approved details.**

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

- 3 **The roof lights hereby approved shall be of a conservation roof light format, constructed of metal, with a central mullion detail, and fitted to be flush, following the plane of the roof. The submitted details shall specify the exact size and manufacturers details. The scheme shall be implemented solely in accordance with these agreed details.**

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

4 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match those used in the existing building or structure to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and preserve the setting of the statutorily listed building in accordance with CS15, DM13 and Sections 7 and 12 of the National Planning Policy Framework, 2012.

5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 11.50.OSmap; 11.50.01.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed extension and alterations would preserve the special interest of the listed building as a designated Heritage Asset. Therefore, by reason of its site, design and location, the proposal is in conformity with Policies CS15, DM3 and DM13 of the Core Strategy and Management Policies, November 2009; the National Planning Policy Framework, Adopted 2012, in particular, paragraph 56 relating to good design, and paragraph 126 which relates to the conservation and enhancement of the historic environment. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

DECISION

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