

## Item No. 22

APPLICATION NUMBER	CB/12/01267/FULL
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 COMMITTEE TO DETERMINE	The applicant is related to Cllr Tricia Turner.
RECOMMENDED DECISION	Full Application - Granted

### Recommendation

That Planning Permission be **Granted** subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission 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 character and appearance of the conservation area and special interest of the listed building. The proposals would also preserve the residential amenity of neighbouring properties, archaeology and preserve highway safety. 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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