

Item No. 25

APPLICATION NUMBER	CB/12/01511/LB
LOCATION	2- 6 High Street, Biggleswade, SG18 0JA
PROPOSAL	Part demolition rear outbuilding, reconstruction of outbuilding including pitched roof, construction of external staircase within courtyard, change of use to part first floor and ground floor to holistic health centre, change of use part ground floor from residential to commercial cafe kitchen use, change of use from hairdressing salon to hot food cafe and refurbishment various elements of building
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nikolas Smith
DATE REGISTERED	25 April 2012
EXPIRY DATE	20 June 2012
APPLICANT	Ms Kenny
AGENT	Triad Planning & Design Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The application was called to Committee by Cllr J Lawrence because of the sites location, heritage status and because of local interest
	Listed Building - Granted

Recommendation:

That Listed Building Consent be granted subject to the following conditions:

- 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 **Prior to any building works being first commenced, detailed drawings of all proposed new &/ or replacement 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 or historic interest of the building or structure, its character & appearance is properly

preserved, maintained & enhanced, in accordance with standard conservation good practice.

- 3 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 & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing building or structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the LPA.

Reason: To ensure that the special architectural & historic interest, character & appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 4 None of the components, members or elements comprising the structural timber frame & fabric – including the infill panel material, stave or wattle & daub or brick, stone & plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed- other than those parts specifically identified within the submitted detailed annotated working drawings & precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual *conservation good practice* & forming part of the agreed specification, method statement & approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character & appearance is properly preserved, maintained & enhanced, in accordance with standard conservation good practice.

- 5 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 or other historic building is properly maintained & to accord with standard conservation good practice.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [12-752-P-01, 02, 03, 04, 15, 06, 07 and 12-752-BR-10].

Reason: For the avoidance of doubt.

Reason for approval:

The development would cause no harm to the special architectural and historic character of the listed building and would be in accordance with the objectives of the National Planning Policy Framework (2012), Policies Dm3 (High Quality Development) and DM13 (Heritage in Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design Supplement 5 (the Historic Environment) of Design in Central Bedfordshire (a Guide for Development) (2010).