

## Item No. 9

**APPLICATION NUMBER** CB/12/01536/FULL  
**LOCATION** Building adj. to 22 Long Close, Lower Stondon, Henlow, SG16 6JS  
**PROPOSAL** Conversion of office building into a one bedroom dwelling.  
**PARISH** Stondon  
**WARD** Arlesey  
**WARD COUNCILLORS** Cllrs Dalgarno, Drinkwater & Wenham  
**CASE OFFICER** Mark Spragg  
**DATE REGISTERED** 04 May 2012  
**EXPIRY DATE** 29 June 2012  
**APPLICANT** Burke Enterprises LLP  
**AGENT** Wastell & Porter Architects  
**REASON FOR COMMITTEE TO DETERMINE** Requested by Cllr Drinkwater. Not convinced it is suitable for conversion.

**RECOMMENDED DECISION** Full Application - Granted

### Recommendation

**That Planning Permission be APPROVED subject to the following conditions**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **The use shall not commence until a scheme for the side boundary treatment of the rear amenity area has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.**

**Reason: To safeguard the amenity of the neighbouring occupiers.**

- 3 The external finish of the development shall be carried out in accordance with the submitted details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is in keeping with its surroundings.

- 4 The existing side openings in the building shall be blocked up prior to occupation and thereafter retained as such. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the flank elevation of the building.

Reason: To protect the amenity of neighbouring residents and to ensure compliance with fire safety requirements.

- 5 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the building hereby approved nor any material alteration of their external appearance until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: Due to the limited size of the plot and to protect the amenities of occupiers of neighbouring properties.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [ PL01].

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed conversion, albeit small, would nevertheless provide an acceptable level of internal and outdoor amenity for future occupiers and would not have any negative impact on the character of the area, on neighbouring residential amenity or on highway safety. As such the proposal is in conformity with Policies CS1, CS2, CS14, DM3 and DM4 of the Core Strategy and Management Policies (2009), The National Planning Policy Framework (2012) and the Supplementary Planning Guidance, A Guide for Development (2010)

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts 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.

### **NOTES**

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