

Item No. 7

APPLICATION NUMBER	CB/11/03833/CA
LOCATION	Hillside, 32 Sundon Road, Harlington, Dunstable, LU5 6LS
PROPOSAL	Demolition of 2 dwellings and re-development of site for 2 No. One bed dwellings, 4 no. Two bed dwellings, 4 no. Three bed dwellings, 2 no. Four bed dwellings and 1 no. Five bed dwelling, with associated garaging and parking.
PARISH	Harlington
WARD	Toddington
WARD COUNCILLORS	CLLrs Costin & Nicols
CASE OFFICER	Mark Spragg
DATE REGISTERED	11 November 2011
EXPIRY DATE	06 January 2012
APPLICANT	Hearne Holmes Developments
AGENT	Triad Planning & Design Ltd
REASON FOR COMMITTEE TO DETERMINE	An unresolved Parish Council objection to a major application. Deferred from the Council's Development Management Committee of 19th September 2012 to allow consultation with English Heritage.
RECOMMENDED DECISION	Conservation Area - Granted

Recommendation

That the Conservation Area Consent be **GRANTED** subject to the following conditions:

- 1 The development hereby approved shall be commenced 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 This consent relates only to the details shown on plans 11-734-P-01F, 02C, 03C, 04C, 05D, 06C, 07D, 08D, 09D, 10D, 11C, 13B, 14A, 15A, 16A or to any subsequent appropriately endorsed revised plan.

Reason: To identify the approved plan/s and to avoid doubt.

- 3 The demolition works hereby approved shall only be carried out in connection with the redevelopment of the site as permitted by planning permission reference CB/11/03832/FULL and the two permissions shall be implemented as a single

continuous development scheme.

Reason: To ensure that an unsightly cleared site is not created to the detriment of the character and amenities of the area

Reasons for Granting

The proposal to demolish the existing buildings in connection with the development proposed in planning application CB/11/03832/FULL would preserve the Harlington Conservation Area. The proposal is therefore in conformity with The National Planning Policy Framework (paragraph 126), which relates to the conservation and enhancement of the historic environment, and policies CS15 and DM13 of the Central Bedfordshire Core Strategy.

It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development.

Notes to Applicant

[Notes:

1. In advance of consideration of the application the Committee were advised of correspondence from both the Parish Council and the Applicant, which were detailed in full in the Late Sheet.
2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.
3. English Heritage had confirmed that any perceived harm resulting from the proposed development would result in "less than substantial harm" to the character of the Conservation Area.]