

Item No. 9

APPLICATION NUMBER	CB/12/04207/FULL
LOCATION	35 to 39 High Street, Cranfield, Bedford, MK43 0DP
PROPOSAL	Conversion of 35 to 39 High Street Cranfield to one dwelling with single storey side and rear extensions and conversion of roof space to create a first floor.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	09 January 2013
EXPIRY DATE	06 March 2013
APPLICANT	Hartwell Trust
AGENT	Graham Wright Architect
REASON FOR COMMITTEE TO DETERMINE	Councillor Matthews called the application to committee on grounds “to bring uninhabited premises back into use and prevent the loss of a listed building.”
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be Refused for the following reasons:

- 1 The proposed single storey extensions and dormer windows, by virtue of their excessive size, bulk and inappropriate and incongruous design, will cause harm to the character and significance of the listed building and will dominate its setting. The proposed development is contrary to Policies 43 and 45 of the Development Strategy for Central Bedfordshire (2013), Policies CS15 and DM13 of the Council's Core Strategy, Chapter 12 of the National Planning Policy Framework and the English Heritage 'Planning for the Historic Environment Practice Guide'.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however not been adequately followed and therefore the Council remains of the view that the proposal is unacceptable. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning

(Development Management Procedure) (England) (Amendment No. 2) Order 2012.

NOTE

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