

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/12/04208/LB</b>
<b>LOCATION</b>	<b>35 to 39 High Street, Cranfield, Bedford, MK43 0DP</b>
<b>PROPOSAL</b>	<b>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.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>09 January 2013</b>
<b>EXPIRY DATE</b>	<b>06 March 2013</b>
<b>APPLICANT</b>	<b>Hartwell Trust</b>
<b>AGENT</b>	<b>Graham Wright Architect</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Matthews called the application to committee on the grounds “to bring uninhabited premises back into use and prevent the loss of a Listed Building”.</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building - Refused</b>

### Recommendation

That Listed Building Consent 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. There is significant lack of sufficient information to assess the potential impact of the proposed conversion of the roof space of the listed building, or whether conversion would be possible in the space. The proposed conversion is likely to involve negative loss of historic fabric, notably removal of rafters, a clear and convincing justification for which has not been provided, contrary to paragraph 132 of the National Planning Policy Framework. The proposed development 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’. The level of harm caused by the works can not be outweighed by the public benefits of the proposals.

### **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.