

## Item No. 12

<b>APPLICATION NUMBER</b>	<b>CB/13/03250/LB</b>
<b>LOCATION</b>	<b>Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU</b>
<b>PROPOSAL</b>	<b>Listed Building: Demolition of existing garage &amp; single storey kitchen &amp; bathroom. Erection of two storey extension with solar panels and glazed lobby link. Erection of detached garage, new fencing and re siting of oil tank.</b>
<b>PARISH</b>	<b>Haynes</b>
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>13 September 2013</b>
<b>EXPIRY DATE</b>	<b>08 November 2013</b>
<b>APPLICANT</b>	<b>Mr M Bacon</b>
<b>AGENT</b>	<b>Friend Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Called in by Councillor Barker, given the size of the extension and garage in the context of a listed building</b>
	<b>Listed Building - Approval</b>

### **Reason the application is recommended for approval:**

The design, appearance and siting of the extension, garage, fencing and resited oil tank would conserve the character of the listed building. As such it is in conformity with policies CS15 and DM13 of the Core Strategy and Management Policies (2009) It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development (2010) and the National Planning Policy Framework (2012).

### **RECOMMENDED CONDITIONS / REASONS**

- 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 **No development shall commence until detailed drawings of all proposed new and/ or replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and 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 and sill detail. The development shall be carried out in accordance with the approved drawings and details.**

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

- 3 **No development shall commence until a full and detailed, precise specification of all proposed materials (e.g. type and origin/ manufacturer and mix of lime and sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood). In addition, a method statement, clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and an itemised schedule of works (describing fully all repairs, re-instatements and replacement works) and agreed making good, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and details.**

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

- 4 All rainwater goods shall be cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the setting of the listed building is properly maintained, and to accord with standard conservation good practice.

- 5 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 and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and 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 and finishes should be submitted to and agreed in writing by the LPA.

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

- 6 None of the components, members or elements comprising the structural timber frame and fabric – including the infill panel material, stave or wattle and daub or brick, stone and 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 and precise schedule of works relating to the timber frame. All such

alteration works shall be in accordance with usual *conservation good practice* and forming part of the agreed specification, method statement and 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 and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [OS Location Plan, 2A, 3D, 4B ].

Reason: For the avoidance of doubt.