

Item No. 10

APPLICATION NUMBER CB/14/02263/CA
LOCATION The Norman King, Church Street, Dunstable, LU5 4HN
PROPOSAL Conservation Area Consent: For Demolition of remains of former Norman King building and removal of associated hard standing prior to redevelopment of the site as set out in a further application.
PARISH Dunstable
WARD Dunstable Icknield
WARD COUNCILLORS Cllrs McVicar & Young
CASE OFFICER Abel Bunu
DATE REGISTERED 11 June 2014
EXPIRY DATE 06 August 2014
APPLICANT MGM Hotels Ltd
AGENT David Lock Associates
REASON FOR COMMITTEE TO DETERMINE Brought to Committee by the Interim Assistant Director for Planning due to the degree of public interest and member interest.

RECOMMENDED DECISION

Full Application For Relevant Demolition - Recommended for Approval

Recommendation

That Planning Permission for Relevant Demolition in a Conservation Area be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted 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 **Notwithstanding the details submitted with the application following the dismantling of the building hereby approved no part of the extant structural timber framing shall be removed from site or destroyed until inspected by an appropriate Officer of the Local Planning Authority, and appropriate disposal of the framing sections confirmed by the Local Planning Authority thereafter in writing. Full provision for the appropriate and safe storage of such structural items, and notification arrangements inviting Local Planning Authority inspection shall be confirmed in writing to, and approved by, the Local Planning Authority prior to the commencement of works of demolition on site, and the approved works of demolition shall thereafter be implemented strictly in accordance with the approved details.**

Reason: To ensure the adequate recording and appropriate disposal of particular architectural details surviving in the extant building in

accordance with paragraph 141 of the NPPF.

- 3 Notwithstanding the details submitted with the application, no works of demolition shall take place until a written method statement has been submitted to and approved in writing by the Local Planning Authority confirming arrangements for the complete protection, during and after the works of demolition hereby approved, of the extant stone frontage walling to be retained and incorporated in situ within any new building on the site. The approved works of demolition shall thereafter be implemented strictly in accordance with the approved details.

Reason: To control the appearance of the development in the interests of preserving and enhancing the character and appearance of the Conservation Area.

(Policies BE8, S.B.L.P.R and 43 & 45 DSCB)

- 4 Notwithstanding the details submitted with the application, no works of demolition shall take place until drawn 'as existing' details in elevation and section, and at an appropriate scale between 1:10 and 1:20, as appropriate, showing in detail the existing stone walling to be incorporated in situ within any new building on the site, shall be submitted to and approved in writing by the Local Planning Authority, and the required works of wall protection shall thereafter be implemented strictly in accordance with the approved details.

Reason: To control the appearance of the development in the interests of preserving and enhancing the character and appearance of the Conservation Area.

(Policies BE8, S.B.L.P.R and 43 & 45 DSCB)

- 5 No demolition or development shall take place until a method statement for a laser buildings survey has been submitted to and approved in writing by the Local Planning Authority. The results of the laser building survey shall also be submitted to and approved in writing by the Local Planning Authority before any demolition or development takes place.

Reason: To record and advance the understanding of the significance of the former designated heritage asset before it is lost in accordance paragraph 141 of the NPPF;

(Policies 43 & 45 DSCB)

- 6 No demolition or development shall take place until a written scheme of archaeological investigation, which reflects the final foundation design, has been submitted to and approved in writing by the Local Planning Authority.

The written scheme shall include details of the following components:

- A method statement for the investigation of any archaeological remains present at the site;
- A method statement for the preservation in situ of any significant archaeological remains present at the site;
- A outline strategy for post-excavation assessment, analysis and publication;
- A programme of community engagement

The said development shall only be implemented in full accordance with the approved archaeological scheme and this condition shall only be fully discharged when the following components have been completed to the satisfaction of the Local Planning Authority:

- **The completion of the archaeological investigation, which shall be monitored by the Local Planning Authority;**
- **The implementation of a programme of preservation in situ of any significant archaeological remains present at the site.**
- **The submission within six months of the completion of the archaeological investigation (unless otherwise agreed in advance in writing by the Local Planning Authority) of a Post Excavation Assessment and an Updated Project Design, which shall be approved in writing by the Local Planning Authority.**
- **The completion within two years of the conclusion of the archaeological investigation (unless otherwise agreed in advance in writing by the Planning Authority) of the post-excavation analysis as specified in the approved Updated Project Design; preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report;**
- **The implementation within one year of the approval of the publication report (unless otherwise agreed in writing by the Local Planning Authority) of the programme of community engagement.”**

Reason: To record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to make the record of this work publicly available in accordance with paragraph 141 of the National Planning Policy Framework and to give due consideration to the significance of the heritage assets with archaeological interest and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.

(Policies 43 & 45 DSCB)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DRW SK10, 11,12 Rev. B,13Rev.A,14 Rev.A,15 Rev.A and 16.

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).

2. 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.

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

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage and during the determination of the application which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of amendments to the report contained in the Late Sheet.]