

## Item No. 14

APPLICATION NUMBER	CB/15/00945/FULL
LOCATION	84 High Street, Henlow, SG16 6AB
PROPOSAL	Proposed 2 bedroom, 2 storey detached dwelling
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 March 2015
EXPIRY DATE	07 May 2015
APPLICANT	Mr R Collins
AGENT	EHW Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr call in - Cllr Richard Wenham Reasons: Impact on Grade 2 listed dwelling and Henlow Conservation Area, impact on residents, access, insufficient parking left for existing dwelling.
RECOMMENDED DECISION	Full Application - Recommended for Approval.

### Recommendation

Recommended for approval subject to the following conditions:

### RECOMMENDED CONDITIONS / REASONS

- 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 No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development and for the brick wall on the frontage of the site hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Policy 43, DSCB)**
- 3 Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.

Reason: To safeguard the special architectural and historic interest of this statutorily listed building. (Policy 45, DSCB)

- 4 The dwelling hereby approved shall not be occupied until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.  
(Policies 43 and 58, DSCB)

- 5 No development shall take place until a scheme for protecting the proposed dwelling from noise from road traffic from the High Street has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the Local Authority shall be completed and shown to be effective before the permitted dwelling is occupied, unless an alternative period is approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future occupiers of the development.

- 6 The development hereby approved shall not be occupied until such time that the widened vehicle access has been constructed to the satisfaction of the Local Planning authority.

Reason: To secure a satisfactory vehicle access to the development, in the interest of public safety and convenience.

- 7 The development shall not be occupied or brought into use until the parking and turning for the new dwelling and the parking for the existing property No.84 has been completed in accordance with the approved site plan.

Reason: To ensure provision for car parking clear of the highway.  
(Policy 27, DSCB)

- 8 **The dwelling hereby approved shall not be occupied until a scheme indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is occupied and be thereafter retained.**

**Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Policy 43, DSCB)**

- 9 The first floor window in the north elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the north or south elevations.

Reason: To safeguard the privacy of occupiers of adjoining properties  
(Policy 43, DSCB)

- 10 No development shall take place, notwithstanding the details submitted with the application, until a details showing the full extent of demolition of the existing garage and rear store/potting shed have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason: Details are required before commencement to ensure that the special architectural and historic interest of this statutorily listed building is retained. (Policy 45, DSCB)

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL100C, 101B.

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

### **Notes to Applicant**

1. 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.
2. The applicant is advised that no works associated with the widening of the existing dropped kerb access and footway crossover construction should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
3. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049.

This application is recommended for approval. The Council has acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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: In advance of consideration of the application the Committee were advised of an update on the planning history of the site, which is detailed in the Late Sheet.]