

## **Item No. 07**

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| <b>APPLICATION NUMBER</b>                        | <b>CB/16/03189/LB</b>   |
| <b>LOCATION</b>                                  | <b>Ashton Middle School, High Street North,<br/>Dunstable, LU6 1NH</b>  |
| <b>PROPOSAL</b>                                  | <b>Full Planning and Listed Building Applications:<br/>Conversion and refurbishment of Grade II listed<br/>former school building and associated curtilage<br/>listed buildings to form apartments comprising:<br/>Main School - 7No.1-bedroom and 12No. 2-<br/>bedroom apartments; Science Block - 4No.2-<br/>bedroom and 2No.1-Bedroom; Gymnasium - 5No.<br/>dwellings. Associated refuse, cycle storage, open<br/>space and landscaping proposals. Demolition of<br/>other modern curtilage listed buildings and<br/>extensions. Erection of new dwellings and<br/>apartments including: 3No. 4-bed houses fronting<br/>Ashton Road; 17No 3-bedroom houses; 23No. 1-<br/>Bedroom and 40No. 2-bedroom apartments.<br/>Vehicular and pedestrian access via High Street<br/>North and further pedestrian access via Ashton<br/>Road and Dog Kennel Path</b> |
| <b>PARISH</b>                                    | <b>Dunstable</b>  |
| <b>WARD</b>                                      | <b>Dunstable Northfields</b>  |
| <b>WARD COUNCILLORS</b>                          | <b>Cllrs Freeman &amp; Warren</b>   |
| <b>CASE OFFICER</b>                              | <b>Debbie Willcox</b>   |
| <b>DATE REGISTERED</b>                           | <b>18 July 2016</b>   |
| <b>EXPIRY DATE</b>                               | <b>17 October 2016</b>  |
| <b>APPLICANT</b>                                 | <b>Trustees of the Ashton Foundation</b>  |
| <b>AGENT</b>                                     |   |
| <b>REASON FOR<br/>COMMITTEE TO<br/>DETERMINE</b> | <b>This is a Major Application which has received<br/>objections from the Town Council</b>  |
| <b>RECOMMENDED<br/>DECISION</b>                  | <b>Listed Building - Recommended for Approval</b>   |

## **Recommendation:**

Subject to consideration of any materially new comments received from the outstanding consultees, it is recommended that Listed Building Consent be APPROVED subject to the following:

### **RECOMMENDED CONDITIONS**

- 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 Notwithstanding the details submitted with the application, no works shall take place on any external modifications to the buildings to be retained until samples of materials to be used in the proposed external modifications to the retained buildings have been made available on site for inspection and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 3 Notwithstanding the details submitted with the application, and prior to the commencement of any external alterations to the buildings to be retained, a full external finishes Schedule for the existing buildings to be retained, including colours expressed as RAL nos. or demonstrated by colour swatches, has been submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 4 Notwithstanding the details submitted with the application, and prior to commencement of any works of demolition or alteration to the buildings to be retained, details and the proposed specification/method of any 'making good' to the internal fabric of the retained buildings required as a result of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the approved works shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed

buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 5 Notwithstanding the details submitted with the application, and prior to commencement of any works to the exterior of the buildings to be retained, full details of works of external making-good and exterior stonework/brickwork cleaning to be undertaken in respect of the retained buildings shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 6 Notwithstanding the details submitted with the application, and prior to commencement of any external works to the buildings to be retained, full details of the windows and external doors (including depth of reveal), conservation rooflights and roof lantern proposed to be installed in respect of the retained buildings shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 7 Notwithstanding the details submitted with the application, and prior to commencement of any alterations to the windows of the Grade II Listed Building hereby approved, full details of the refurbishment/modification of windows of the former school hall, to incorporate opening window sections, shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 8 Notwithstanding the details submitted with the application, and prior to commencement of any works to the former school library / war memorial room, full details of the making good of the wall panelling of the retained former school library/war memorial room following removal of book cases hereby approved, shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 9 Notwithstanding the details submitted with the application, and prior to commencement of any internal works to the former school hall and retained former library / war memorial room, a full internal finishes Schedule for the former school hall and retained former library/war memorial room, with colours expressed as RAL nos. or demonstrated by colour swatches, shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 10 Notwithstanding the details submitted with the application, and prior to commencement of any works to the former school hall, full details of the proposed retention in situ of the School Award name plaques established across the north wall of the former school hall, shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 11 Notwithstanding the details submitted with the application, and prior to commencement of any works to the roofs of the retained buildings, full details of any proposed roof repairs/refurbishment in respect of the retained buildings shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.  
(Policy BE8, SBLPR and Section 12, NPPF)

- 12 Notwithstanding the details submitted with the application, and prior to commencement of internal works to the buildings to be retained, drawn section details at a scale between 1:10 and 1:20 as appropriate clearly demonstrating the following, in respect of the retained buildings, shall be

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

- new/replacement staircases to be installed
- new ceilings to be installed
- new floors to be installed.

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of the listed buildings of the site and to safeguard the character and appearance of the Conservation Area and its immediate setting of which the site is part.

(Policy BE8, SBLPR and Section 12, NPPF)

- 13 This consent relates only to the details shown on the submitted plans, numbers WH182/16/P/05.01, WH182/16/P/05.02, WH182/16/P/10.01 Ref B, WH182/16/P/10.03 Ref B, WH182/16/P/10.04 Ref B, WH182/16/P/25.01, WH182/16/P/25.01 Rev A, WH182/16/P/25.02, WH182/16/P/25.03 Rev A, WH182/16/P/25.05 Rev A, WH182/16/P/25.06 Rev A, WH182/16/P/25.07 Rev A, WH182/16/P/25.08, WH182/16/P/25.09, WH182/16/P/25.10 Rev A, WH182/16/P/25.11, WH182/16/P/25.12, WH182/16/P/25.13, WH182/16/P/25.14 Rev A, WH182/16/P/25.15, WH182/16/P/25.16, WH182/16/P/25.17, WH182/16/P/25.18 Rev A, WH182/16/P/25.19 Rev A, WH182/16/P/25.20, WH182/16/P/25.21, WH182/16/P/25.22, WH182/16/P/25.23, WH182/16/P/25.24, WH182/16/P/25.25, WH182/16/P/25.26 Rev A, WH182/16/P/25.27, WH182/16/P/55.01 Rev A, WH182/16/P/55.02 Rev A, WH182/16/P/55.03 Rev A, WH182/16/P/55.03 Rev A.

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

- 14 Notwithstanding the details submitted with the application, no removal, alteration or modification of the street frontage (High Street North) boundary railings, associated walling, gate piers, gates and gate overthrow shall be undertaken without the prior written approval of the Local Planning Authority, and any work thereby approved shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure the retention and preservation of the historic front boundary treatment in the interests of the historical significance of the setting of the Grade II Listed Building.

(Section 12 NPPF).

## **INFORMATIVE NOTES TO APPLICANT**

1. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 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. In accordance with Article 35 (1) of the Town and Country Planning

(Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council 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) Order 2015.

**NOTES**

(1) In advance of the consideration of the application the Committee were advised of additional consultation received from Historic England and occupiers of neighbouring properties..

The Planning Officer advised of amendments to the report in the Applicant and planning history sections of the report and advised of an additional condition.

(2) In advance of the consideration of the application the Committee received representations made under the public participation scheme.