

Item No. 16

APPLICATION NUMBER	CB/18/03290/VOC
LOCATION	Houghton Regis Central, High Street, Houghton Regis LU5 5DT
PROPOSAL	Variation of Condition 10 of Listed Building Consent CB/16/3379/LB (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with Zinc in standing seam finish.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Peter Vosper
DATE REGISTERED	29 August 2018
EXPIRY DATE	24 October 2018
APPLICANT	Assets Directorate, Central Bedfordshire Council
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	To ensure consistency with linked applications CB/18/02163/VOC and CB/18/02171/VOC which need to be determined by committee as they are applications for a major development and Central Bedfordshire Council is the applicant, and an objection has been received by Houghton Regis Town Council contrary to the recommendation to grant planning permission.
RECOMMENDED DECISION	Recommended for Approval

Reason for Recommendation:

The variation of the approved plans condition (condition 10) of Listed Building Consent CB/16/03379/LB to enable all instances of Aurubis copper to flat roofs, first floor canopies and wall claddings on the proposed building to be replaced with zinc in standing seam finish is considered acceptable. This is because the use of zinc would have no impact on the changes to the Red House, a Grade II Listed Building, approved by application CB/16/03379/LB.

Site Location:

The 1.46 hectare application site is in Houghton Regis town centre, and the eastern section is in the Houghton Regis Conservation Area. It was developed previously with houses and small commercial buildings including a smithy in the north and east of the site prior to 1880 until the 1960s/1970s when the majority of these buildings were demolished, with the exception of The Red House, a Grade II Listed Building.

Sheltered accommodation (Red House Court) was built in the south east corner of the site in the late 1970s and extended to the south west in the late 1990s.

A Co-op supermarket and Community Centre were built in the north of the site, with associated car parking in the south west in the early 1980s but were demolished in 2005 following a large scale fire. Since then, a smaller store operated until early summer 2014, and a social club used temporary portacabins on part of the site.

The site returned back into the full ownership of Central Bedfordshire Council in 2015.

Planning permission (reference CB/16/03378/FULL) and Listed Building Consent (reference CB/16/03379/LB) were granted for a new Independent Living Scheme for Older Persons comprising 168 apartments in November 2016 (full details in Planning History section below).

Planning permission (reference CB/18/00077/FULL) was granted in March 2018 for temporary use of part of the site as a car park for Whitbread employees until 31 July 2018, and subsequently extended to 30 September 2018 (full details in Planning History section below). This use ceased on 30 September 2018.

The Red House, which was formerly part of the Council's housing stock, is presently vacant. Red House Court is still occupied and contains 33 sheltered housing flats.

Vehicular access into the site is from the High Street via a four-arm roundabout which also links into The Green and Tithe Farm Road. The site is relatively flat, although there is a slight slope of around 1.5m from the north west to the south east. The site contains 37 individual trees and five groups of trees, most of which are located near to the site boundaries and in the north eastern part of the site.

The area around the site contains a variety of land uses. Immediately to the north is Bedford Square shopping centre, comprising shop units on the ground floor with flats above. To the north west is All Saints Church which is Grade I listed, originating from the 14th century. To the north east are detached and semi detached residential properties on the High Street.

To the west, positioned at the junction of the High Street and Whitehouse Close, is Rosalyn House, a 46 bedroom care home. Whitehouse Close and Clarkes Way, to the south, contain residential properties, varying in type. To the south east there is a

public open space containing a children's playground. There is a large green open space known as The Green to the east of the site. Running along the western edge of The Green is Redhouse Court Road. Located at the end of this road is Houghton Hall, a late 17th century building which is Grade II* listed.

There is an existing unofficial pedestrian route through the site which enters via Clarkes Way to the south and provides a connection to the High Street to the north.

The Application:

Listed Building Consent reference CB/16/03379/LB dated 11 November 2016 granted approval for:

'Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping.'

An application has now been submitted for a minor material amendment to the Listed Building Consent to vary the following approved plans condition (condition 10):

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14065wd2.001, MID4237-01, MID4237-500 Rev A, 294993-T-01.dwg Sheet 1 of 1, 14065wd2.002, 14065wd2.010 Rev B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 14065wd2.012, 14065wd2.013, 14065wd2.014, 14065wd2.015, 14065wd2.016, 14065wd2.017, 14065wd2.020, 14065wd2.021, 14065wd2.022, 14065wd2.023, 14065wd2.024, 14065wd2.025, 14065wd2.026, 14065wd2.027, 14065wd2.028, 14065wd2.029, 14065wd2.030 (omitting the ramp into the undercroft which is superseded by proposed section SS on plan 14065wd2.038), 14065wd2.031, 14065wd2.032, 14065wd2.033, 14065wd2.034, 14065wd2.035, 14065wd2.036, 14065wd2.037, 14065wd2.038, 14065wd2.050, 14065wd2.051, 14065wd2.052, 14065wd2.053 Rev A, 14065wd2.054, 14065wd2.055, 14065wd2.056, 14065wd2.057 Rev A, 14065wd2.058 Rev A, 14065wd2.059 Rev A, 14065wd2.060 Rev A, 14065wd2.070, 14065wd2.071, 14065wd2.072, 14065wd2.073, 14065wd2.074, 14065wd2.075, 14065wd2.076, 14065wd2.077, 14065wd2.078, 14065wd2.079, 14065wd2.080, 14065wd2.081, 14065wd2.082, 445/100 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/101 Rev B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/102 Rev C, 445/103 Rev D, 445/104 Rev D, 445/105 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant

to condition 13 of Planning Permission CB/16/03378/FULL), 445/106 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/107 Rev D, 445/108 Rev C, 445/500 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), and 445/501 Rev B.

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

It is sought to vary the condition to enable all instances of Aurubis copper to flat roofs, first floor canopies and wall claddings to be replaced with zinc in standing seam finish.

Relevant Policies:

National Planning Policy Framework (NPPF), July 2018

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

South Bedfordshire Local Plan Review, January 2004

Policy BE8: Design Considerations

The NPPF advises of the weight to be attached to existing local plans for plans adopted prior to the 2004 Planning and Compulsory Purchase Act, as in the case of the South Bedfordshire Local Plan Review. Due weight can be given to relevant policies in existing plans according to their degree of consistency with the Framework. It is considered that Policy BE8 is broadly consistent with the Framework and carries significant weight.

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;

- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

Policy HQ1: High Quality Development
 Policy HE3: Built Heritage

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide, March 2014

Relevant Planning History:

Application Number	CB/18/03289/VOC
Description	Variation of Condition 10 of planning permission CB/16/3379/LB (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Natural stone cladding on external walls to be replaced with Sto Lotusan through-colour render. Colour to be 31237.
Decision	Decision to be made at Development Management Committee on 7 November 2018.
Decision Date	

Application Number	CB/18/02163/VOC
Description	Variation of Condition 29 of planning permission CB/16/3378/FULL (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Natural stone cladding on external walls to be replaced with Sto Lotusan through-colour render. Colour to be 31237.
Decision	Decision to be made at Development Management Committee on 7 November 2018.
Decision Date	

Application Number CB/18/02171/VOC
Description Variation of Condition 29 of planning permission CB/16/3378/FULL (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with Zinc in standing seam finish.

Decision Decision to be made at Development Management Committee on 7 November 2018.

Decision Date

Application Number CB/18/00891/VOC
Description Variation of Condition 29 of planning permission CB/16/03378/FULL & Variation of Condition 10 of Listed Building Consent CB/16/03379/LB - (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Design changes as per the revised architectural and landscape drawings.

Decision Conditional Planning Permission
Decision Date 15 June 2018

Application Number CB/18/00077/FULL
Description Temporary use of land as car park with minor works, temporary stationing of 2 no. portable buildings for ancillary use as security and shelter and temporary stationing of lighting.

Decision Conditional Planning Permission
Decision Date 1 March 2018

Application Number CB/16/03378/FULL
Description Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping.

Decision Conditional Planning Permission
Decision Date 11 November 2016

Application Number CB/16/03379/LB
Description Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping.

Decision Conditional Listed Building Consent
Decision Date 11 November 2016

Application Number CB/16/01922/SCN
Description EIA Screening Opinion: Construction of new Independent Living Scheme for Older persons comprising 167 apartments with support facilities, a restaurant & Bar, 6 no retail units, a cafe, 2 no re-ablement suites, the conversion and change of use of a grade 2 listed building and the demolition of an existing sheltered housing scheme

Decision Environmental Impact Assessment not required
Decision Date 8 July 2016

Consultees:

Houghton Regis Town Council No representation received to date. Any representation subsequently received will be reported on the Late Sheet.

Conservation and Design I have no objection to the proposed VOC, and am happy to concur with the view of the Applicant that the change of roofing material, from copper to zinc, is not only cost-efficient and prudent, but will not compromise the architectural and aesthetic merit and quality of the development.

Historic England No comments.

Other Representations:

Neighbours No representations received.

Determining Issues:

The main considerations of the application are:

1. Impact on Listed Building

2. Other Considerations

Considerations:

1. Impact on Listed Building

- 1.1 The Red House, a Grade II Listed Building, is in the eastern part of the application site.
- 1.2 Listed Building Consent CB/16/03379/LB approved changes to the Red House and a single storey glazed link to the proposed development of 168 apartments etc. Subject to conditions, the proposed changes were considered to relate to and not be detrimental to the historic significance and traditional character of the Red House.
- 1.3 The current proposal seeks to vary the approved plans condition on the Listed Building Consent to enable all instances of Aurubis copper to flat roofs, first floor canopies and wall claddings to be replaced with zinc in standing seam finish.
- 1.4 The use of Aurubis copper was considered to contribute towards the success of the proposed building. However, the use of zinc, as now proposed, would have an acceptable appearance and maintain its colour and aesthetic qualities over time. As stated in the Conservation and Design consultation response, the use of zinc would not compromise the architectural and aesthetic merit and quality of the development.
- 1.5 The use of zinc on the proposed building would have no impact on the changes to the Red House approved by application CB/16/03379/LB. The proposal would comply with Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework and Policy BE8 (Design Considerations) of the South Bedfordshire Local Plan Review.

2. Other Considerations

2.1 Human Rights issues

The proposal raises no Human Rights issues.

Equality Act 2010

It is acknowledged that the building has been designed to ensure that it adopts inclusive design principles to enable all residents of the building, along with members of the community, to access and benefit from the facilities. Furthermore, the building and landscape design incorporates dementia needs. An informative will be attached to any Listed Building Consent granted drawing the attention of the applicant to their responsibility under The Equality Act 2010.

Recommendation:

That the Variation of Condition application be APPROVED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The works shall begin not later than 11 November 2019.

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, and prior to the commencement of development, a full selection of external material samples, including facing and detail brick, flint nodules, boundary wall bricks and copings and rainwater goods proposed to be used in works of new build and external masonry repairs and ‘making-good’ shall be made available on site for inspection by, and written approval of, the Local Planning Authority and the approved development shall be undertaken thereafter strictly in accordance with the approved details.**

Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)

- 3 **Notwithstanding the details submitted with the application, and prior to the commencement of development, a method statement and specification detailing fully the proposed method of the ‘making good’ of traditional flintwork wall sections to be retained in the development 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)

- 4 **Notwithstanding the details submitted with the application, and prior to the commencement of development, a method statement and**

specification detailing fully the proposed method of all internal and external works of 'making good', including the reinstatement of final wall finishes, resulting from the implementation of the development 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 appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)**

5 Notwithstanding the details submitted with the application, and prior to the commencement of development, drawn detail at an appropriate scale between 1:10 and 1:20, as appropriate, showing the following 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:

- section detail demonstrating the construction and depth of recessed masonry to be used in any blocking of existing window or door openings; and**
- section detail showing the relationship of new window and door installations hereby approved to the external envelope of the existing building(s) to be retained including cill detail, window and door brick arch detailing, as appropriate.**

**Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)**

6 Notwithstanding the details submitted with the application, the rainwater goods to be installed as part of the development hereby approved shall be of 'Heritage Range' painted cast aluminium, unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained as such thereafter.

**Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)**

- 7 Notwithstanding the details submitted with the application, and prior to the commencement of development, full details of all new windows, secondary glazing and external doors proposed to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)

- 8 Notwithstanding the details submitted with the application, and prior to the commencement of development, full details of any proposed internal floor raising/levelling including the method of detailing at the abutment of raised flooring with any existing historic wall plinth and timber framing shall be submitted to and approved in writing by the Local Planning Authority, and the approved development shall thereafter be implemented strictly in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)

- 9 Notwithstanding the details submitted with the application, and prior to the commencement of development, details of the following in respect of all proposed new and/or altered boundary enclosure structures 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:

- (brick wall and wall-top railings): drawn elevation detail at 1:10; drawn elevation and layout plan at 1:50;
- (Red House garden wall): drawn detail at between 1:10 and 1:20 in elevation and section, showing the method of the formation of the proposed decorative brick arch gate opening; and
- Masonry wall details, including coping type, brickwork bond and mortar jointwork finishing.

**Reason: To ensure that the appearance of the development is acceptable, and is carried out in a manner that safeguards the historic significance and traditional character of the listed building 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 Sections 12 and 16, NPPF 2018)**

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14065wd2.001, MID4237-01, MID4237-500 Rev A, 294993-T-01.dwg Sheet 1 of 1, 14065wd2.002, 14065wd2.010 Rev P1B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 14065wd2.012 Rev P1B, 14065wd2.013 Rev P1B, 14065wd2.014 Rev P1B, 14065wd2.015 Rev P1B, 14065wd2.016 Rev P1B, 14065wd2.017 Rev P1B, 14065wd2.020 Rev P1B, 14065wd2.021 Rev P1B, 14065wd2.022 Rev P1B, 14065wd2.023 Rev P1B, 14065wd2.024 Rev P1B, 14065wd2.025 Rev P1B, 14065wd2.026 Rev P1B, 14065wd2.027 Rev P1B, 14065wd2.028 Rev P1B, 14065wd2.029 Rev P1B, 14065wd2.030 Rev P1B (omitting the ramp into the undercroft which is superseded by proposed section SS on plan 14065wd2.038), 14065wd2.031 Rev P1B, 14065wd2.032 Rev P1B, 14065wd2.033 Rev P1B, 14065wd2.034 Rev P1B, 14065wd2.035 Rev P1B, 14065wd2.036, 14065wd2.037, 14065wd2.038, 14065wd2.050, 14065wd2.051, 14065wd2.052, 14065wd2.053 Rev A, 14065wd2.054, 14065wd2.055, 14065wd2.056, 14065wd2.057 Rev A, 14065wd2.058 Rev A, 14065wd2.059 Rev A, 14065wd2.060 Rev A, 14065wd2.070, 14065wd2.071, 14065wd2.072, 14065wd2.073, 14065wd2.074, 14065wd2.075, 14065wd2.076, 14065wd2.077, 14065wd2.078, 14065wd2.079, 14065wd2.080, 14065wd2.081, 14065wd2.082, 445/100 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/101 Rev B (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/102 Rev C, 445/103 Rev D, 445/104 Rev D, 445/105 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/106 Rev D (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), 445/107 Rev D, 445/108 Rev C, 445/500 Rev C (omitting the area of public highway to the east of the application site which is to be considered by a scheme submitted pursuant to condition 13 of Planning Permission CB/16/03378/FULL), and 445/501 Rev B.

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

INFORMATIVE NOTES TO APPLICANT

1. 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).
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.
3. (Explanation of terms used) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that the use of the term 'external' in the Conditions attached to this Consent is taken to refer to the true external envelope (i.e. outside walls as existing) of the building(s) that occupy the site prior to incorporation within the Scheme of development hereby approved.
4. (Requirement of additional Listed Building Consent) For the complete avoidance of doubt, both applicant and applicant's agent should be advised that this Consent does not authorise the undertaking of any or all of the following works, for which the obtaining of additional Listed Building Consent will be required:-
 - Works to the timber framed structure of the main building and attached single storey outbuilding to be retained, including roof works;
 - Works to the chimney structure to be retained;
 - Works to staircases to be retained;
 - Works to windows and external doors to be retained (including joinery structure and glazing repairs); and
 - Damp proofing works.
5. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
 Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

6. This permission sits alongside Listed Building Consent CB/16/03379/LB, which remains intact.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The applicant and the Council engaged in discussion at pre-application stage which led to improvements to the scheme. The applicant and the Council have 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.

DECISION

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