

Item No. 9

APPLICATION NUMBER CB/18/02831/LB
LOCATION 55 Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL Erection of two storey rear extension
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Downing
CASE OFFICER Sarah Fortune
DATE REGISTERED 08 August 2018
EXPIRY DATE 03 October 2018
APPLICANT Ms Whitehead
AGENT Aragon Land & Planning Ltd
REASON FOR Call in by Cllr Duckett
COMMITTEE TO DETERMINE

RECOMMENDED DECISION Recommended for Refusal

Recommendation:

That Listed Building Consent be **APPROVED** subject to the following 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 **Before development/work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the proposed building/s shall be submitted to and approved in writing by the Local Planning Authority. The development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the development/work is in keeping with the existing building. (Section 16, NPPF)

- 3 **No development shall take place until drawings of all new and proposed replacement windows and doors to a scale of 1:10 or 1:20, together with a specification of the materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Details provided shall clearly show 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, the depth of the reveal and arch and sill details. The development shall be carried out only in**

accordance with the approved details.

Reason: To ensure that the proposed development/work is carried out in a manner that safeguards the historic character and appearance of the area (Section 16, NPPF).

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

Reason: To ensure that the special architectural & historic interest, character & appearance of the building is properly maintained, in accordance with standard conservation good practice (Section 16, NPPF).

- 5 **Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, drawn detail at an appropriate scale between 1:10 and 1:20, showing the following 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:**
- **Section detail showing the relationship of the link extension hereby approved to the external envelope of the building, including cill detail and window and door brick arch/lintel detail, as appropriate.**

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of this listed building and to safeguard the character and appearance of the Conservation Area in which it is located (Section 16, NPPF).

- 6 **Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a full works schedule in respect of any building repairs and 'making good' to the interior and exterior of the building 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 this listed building and to safeguard the character and appearance of the Conservation Area in which it is located.
(Section 16, NPPF).**

- 7 This consent relates only to the details shown on the submitted plans, numbers 18-012-1010A, 18-012-1000C, 18-012-1030, 18-012-1020A, 18-012-1000B, 18-012-1010D, 18-012-1020C

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

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.