

**Item No. 12****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>SB/09/00126/LB</b>
<b>LOCATION</b>	<b>STOCKWELL FARM, FANCOTT, TODDINGTON, DUNSTABLE, LU5 6HT</b>
<b>PROPOSAL</b>	<b>CONVERSION AND EXTENSION OF BARN TO FORM DWELLING</b>
<b>PARISH</b>	<b>TODDINGTON</b>
<b>WARD &amp; COUNCILLORS</b>	<b>Toddington inc Chalton Cllr J Machin and Cllr T Nicols</b>
<b>CASE OFFICER</b>	<b>Alan Robertson</b>
<b>DATE REGISTERED</b>	<b>23/02/09</b>
<b>EXPIRY DATE</b>	<b>20/04/09</b>
<b>APPLICANT</b>	<b>Mr M Burley</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>OBJECTION FROM TODDINGTON PARISH COUNCIL DUE TO CREATION OF ANOTHER DWELLING IN THE GREEN BELT</b>
<b>RECOMMENDED DECISION</b>	<b>GRANT LISTED BUILDING CONSENT</b>

**APPROVE** Listed Building Consent 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 work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed extension and building works to the barn shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

REASON: To control the appearance of the building.

3. Before work begins, and notwithstanding the details submitted with the application, the following details shall be submitted to and approved in writing by the Local Planning Authority:-
  - a detailed survey, including photographs, of the structure of the barn;
  - a schedule and specification of alteration and repair works to the barn;
  - details of new external joinery (including sections, mouldings, relationship with external walls and structural timbers), brick bond, mortar mix and colour, and rainwater goods.

The work shall be carried out only in accordance with the approved details.

REASON: To ensure that the work is in keeping with the existing building.

4. No work shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be undertaken by a competent archaeological organisation approved by the Local Planning Authority.

REASON: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.

5. Before the construction of the extension hereby permitted is commenced, the existing building shown hatched black on the approved Site Layout Plan shall be demolished.

REASON: To reduce the impact of the development on the openness of the Green Belt.

6. Existing materials shall be used as far as possible and any necessary variations shall first be approved in writing by the Local Planning Authority.

REASON: To ensure that the work is in keeping with the existing building.

7. No existing structural timbers which the barn shall be cut, removed or altered without the prior written approval of the Local Planning Authority.

REASON: To safeguard the historic fabric of the Listed Building.

8. This consent relates only to the details shown on Drawings No's. 15/19.02.2009, 12/19.02.2009, 10/19.02.2009 and 11/19.02.2009 received 23/02/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved drawings and to avoid doubt.

## **Notes to Applicant**

1. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

ENV7 - Quality in the Built Environment

## **South Bedfordshire Local Plan Review**

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

2. 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.