

Development Management

Central Bedfordshire Council

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Mr A Boothby
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Contact Caroline Macrdechian
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Your Ref v.uk
Date 08 November 2018

Dear Mr Boothby,

Application No: CB/18/03433/PADO
Location: Arden House, West Street, Leighton Buzzard, LU7 1DD
Proposal: Notification for Prior Approval for a Proposed change of use from B1(A) Office into (C3) Residential to create 30, one bedroom self-contained flats.

NOTICE UNDER SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT (ENGLAND) (AMENDMENT) ORDER 2016

NOTICE THAT PRIOR APPROVAL IS NOT REQUIRED

The Council as Local Planning Authority hereby gives notice of its decision that the above development **DOES NOT** require prior approval as to transport and highways impacts of the development, contamination risks on the site and flooding risks on the site.

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 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)

Before commencing your project on site you are advised to contact the Council's Building Control Team who will be able to advise if you need to make an application for Building Regulations. The team can be contacted directly on 0300 300 8635 during office opening hours or by email to building.control@centralbedfordshire.gov.uk Further information on building control is available on our website at www.centralbedfordshire.gov.uk/building-control

Yours sincerely,



Andrew Davie

Assistant Director - Development Infrastructure