

Mr Simon Jeffery
Willmott Dixon Housing
Aco Business Park
Hitchin Road
Shefford
Bedfordshire
SG17 5JS

Application Ref: **2014/2163/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

14 April 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Details Granted

Address:

**Site bounded by Chester Road
Baltimore Street and Raydon Street**

Proposal:

Details pursuant to condition 6 (ecological features) and 23 (solar panels) following planning permission granted 11/3/2011 (2010/5478/P) for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Baltimore Street.

Drawing Nos: 6700 GA102 rev 7; GA601 rev 4; GA105 rev 3; GA621 rev 2; GA125 rev 5; 326.04 rev G; bird and insect boxed details from ecology report July 2011; code for sustainable homes assessment ecology report July 2011; 01_chester_baltimore_IS2H-36-17er rev 01; Suntech solar panel specification sheet IEC-STD-Wd-NO1.01-rev 2013; PV401 rev D;

The Council has considered your application and decided to grant permission



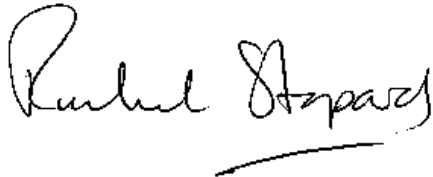
Informative(s):

- 1 You are reminded that conditions 4 (landscaping), 15 (external lighting), 24 (open space management plan), 26 (travel plan), 32 (D1 relocation), 33 (SMP), 39 (highway works) and 42 (affordable housing) of planning permission granted on 11 March 2011 (2010/5478/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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