

24/01762/FUL & 24/01763/FUL – 125-127,
129-131 and 133 Promenade, Cheltenham

24/01762/FUL

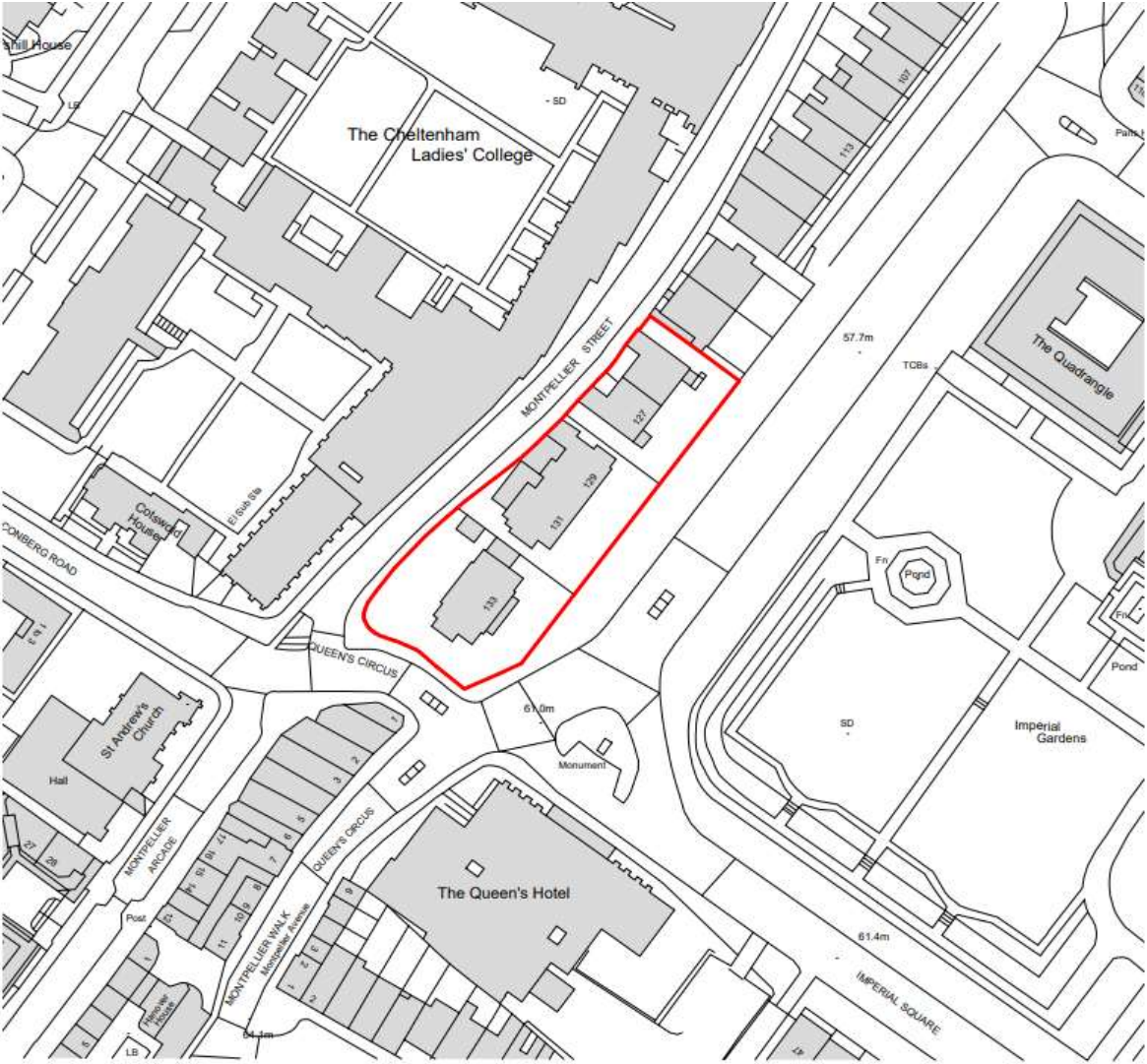
Erection of [glazed structures](#) within the front curtilages of Nos 125-127, 129-131 and 133 Promenade

24/01763/FUL

Erection of a [metal-framed pergola structure](#) within the front curtilages of Nos 125-127, 129-131 and 133 Promenade

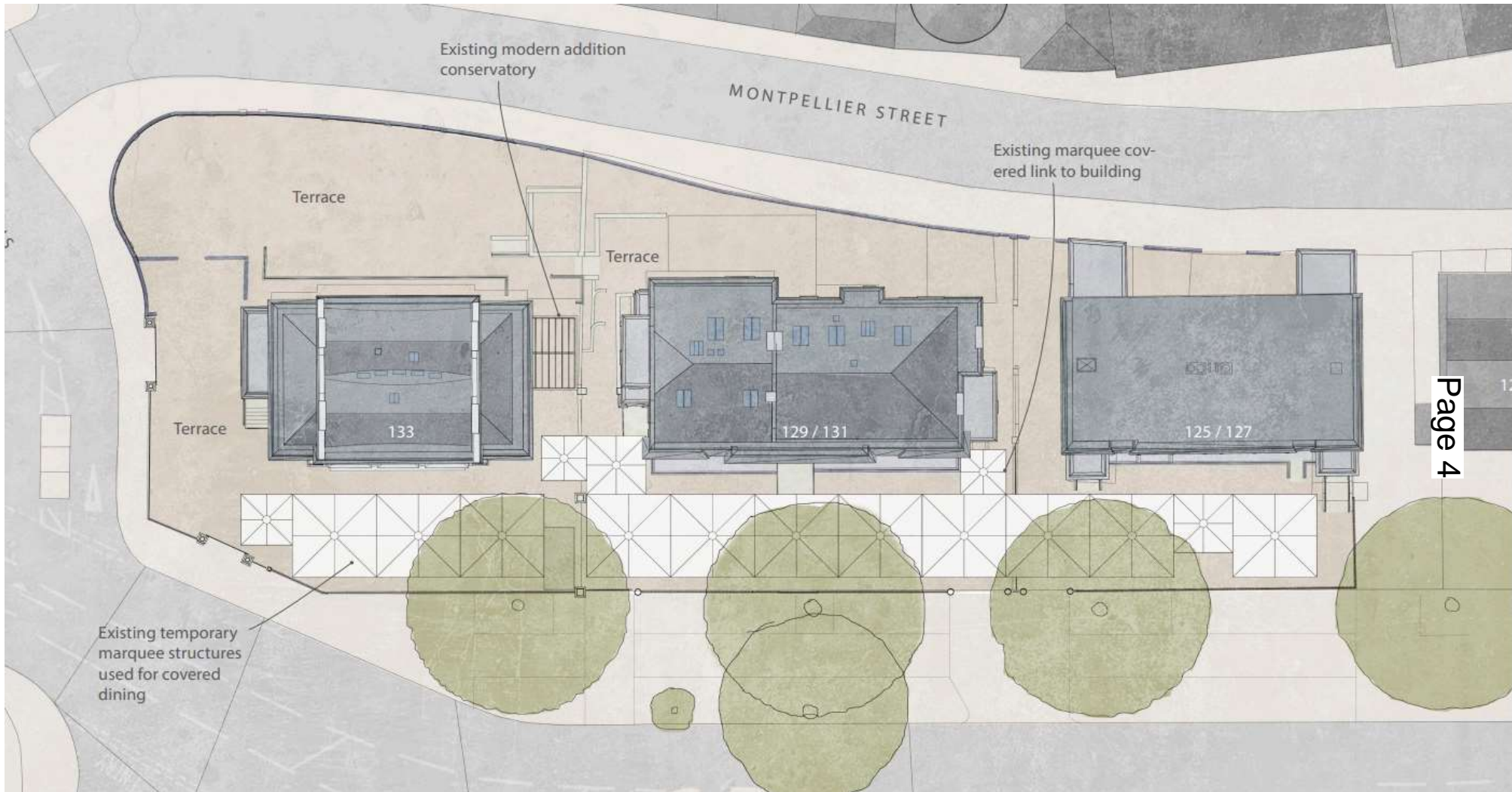
Installation of PV panels to roofs of 125-127 and 133 Promenade and removal of existing conservatory to side of 133 Promenade.

Site Location Plan

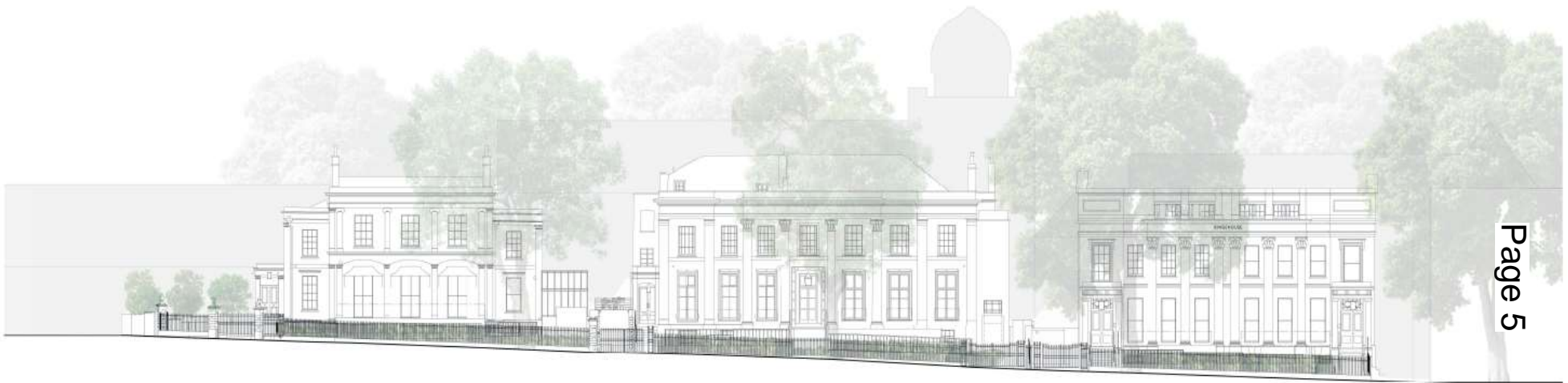




Existing Site Plan



Site Plan - Marquees



Existing Front Elevation
1/24



Existing Elevations



Marquee Elevations



Photograph of the marquees in front of 133 The Promenade



Photograph of the marquees in front of 129 - 131 The Promenade



Photograph of the marquees in front of 125 - 127 The Promenade











June 2019



June 2019



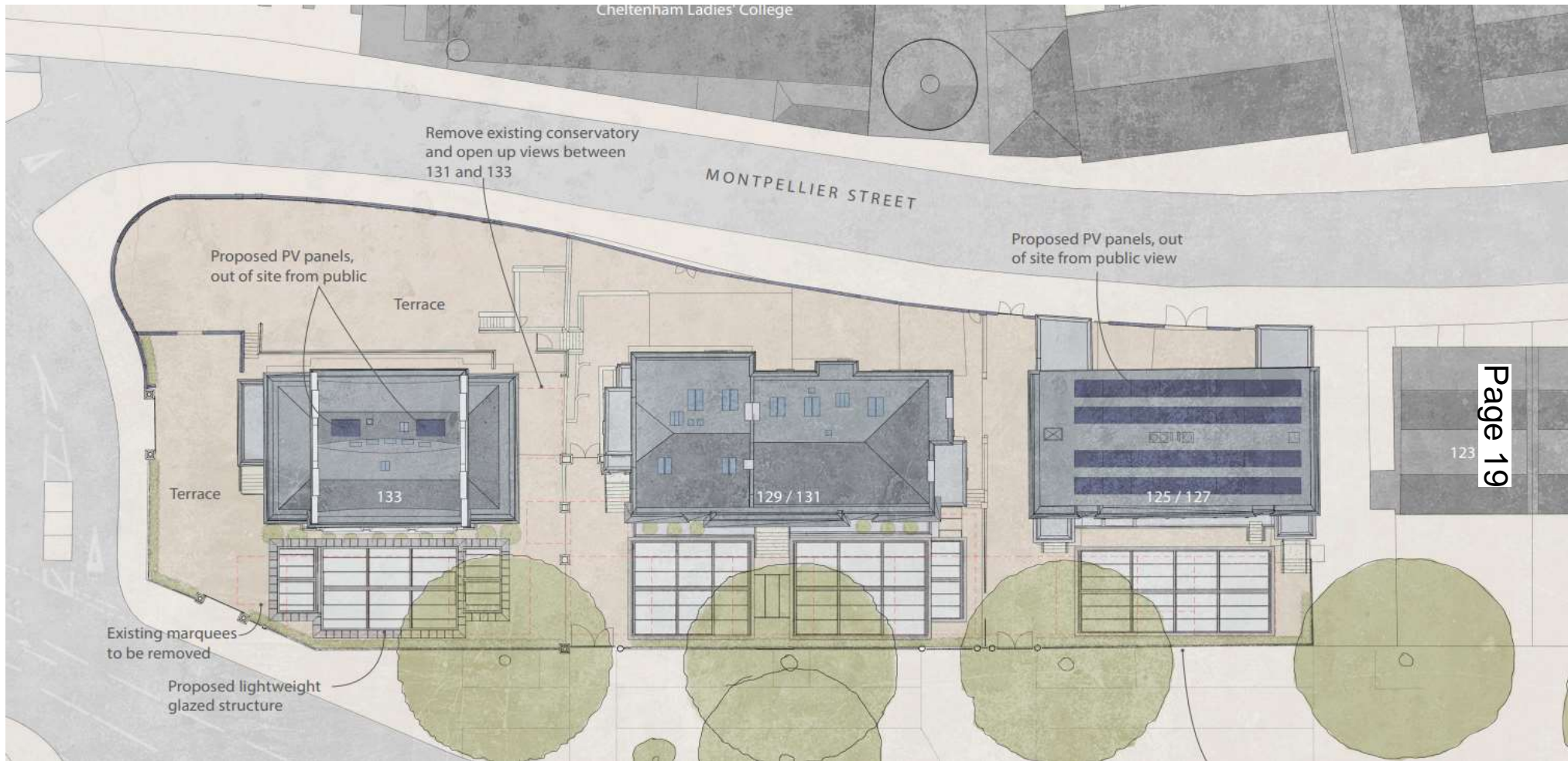
131 Promenade in 2016/7



August 2015



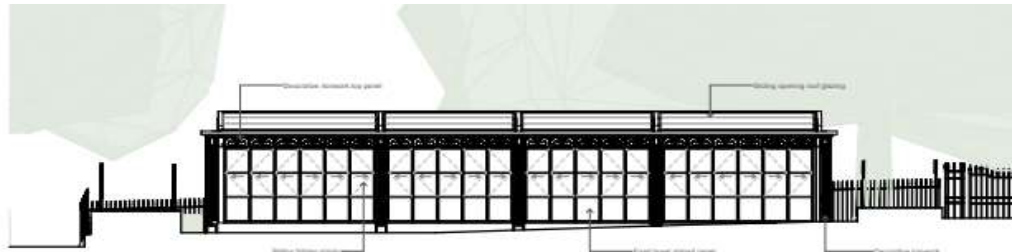
August 2012



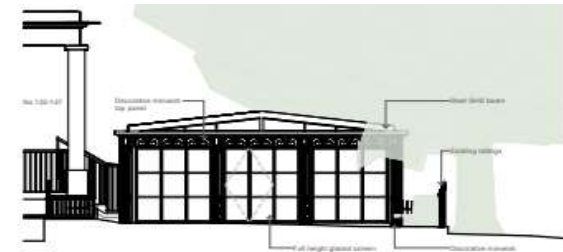
Site Layout Plan – 24/01762/FUL
DECORTAIVE IRONWORK
GLAZED BUILDINGS



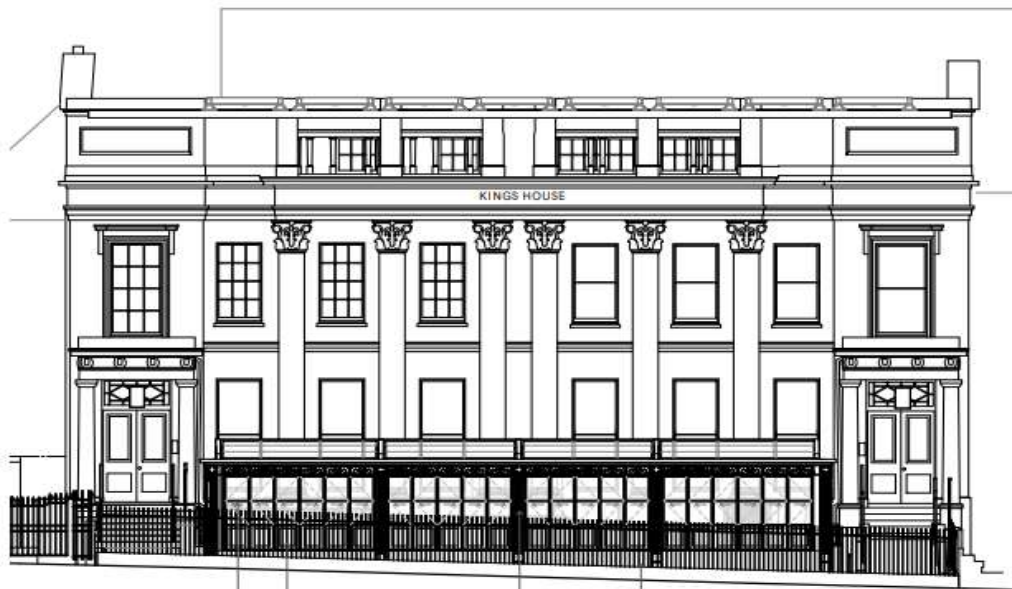
Proposed Site Wide Elevations 24/01762/FUL
125-133 Promenade



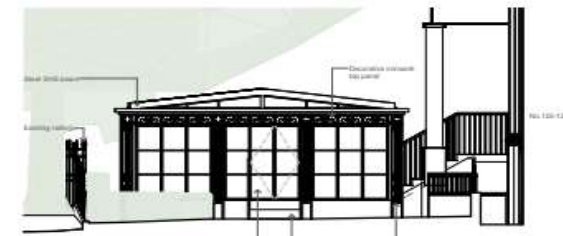
No. 125-127 Rear Elevation



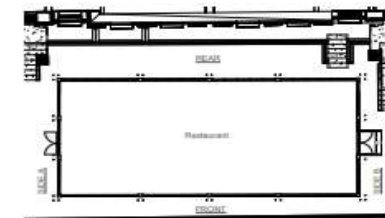
No. 125-127 Side Elevation A



No. 125-127 Front Elevation



No. 125-127 Side Elevation B

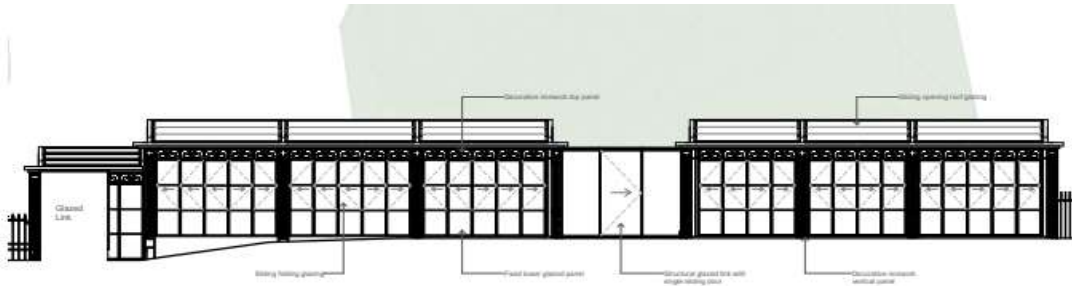


No. 125-127 Plan Key

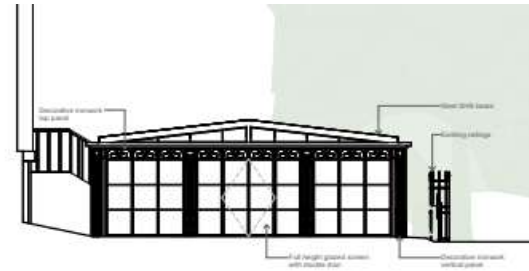
Proposed Elevations 24/01762/FUL
125-127 Promenade



Proposed Front Elevations 24/01762/FUL
125-127 Promenade



No. 129-131 Rear Elevation
1/20



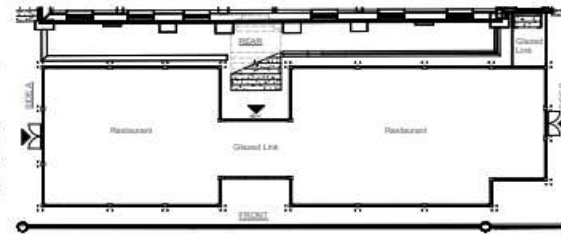
No. 129-131 Side Elevation A
1/20



No. 129-131 Front Elevation
1/20



No. 129-131 Side Elevation B
1/20

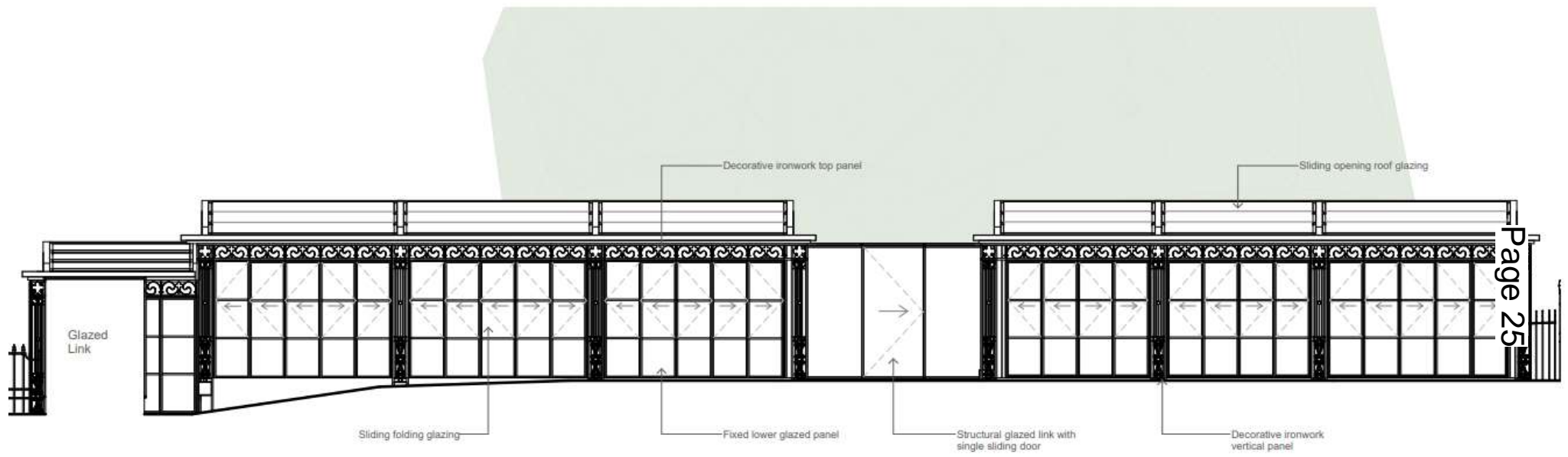


No. 129-131 Plan Key
1/20

Proposed Elevations 24/01762/FUL
129-131 Promenade

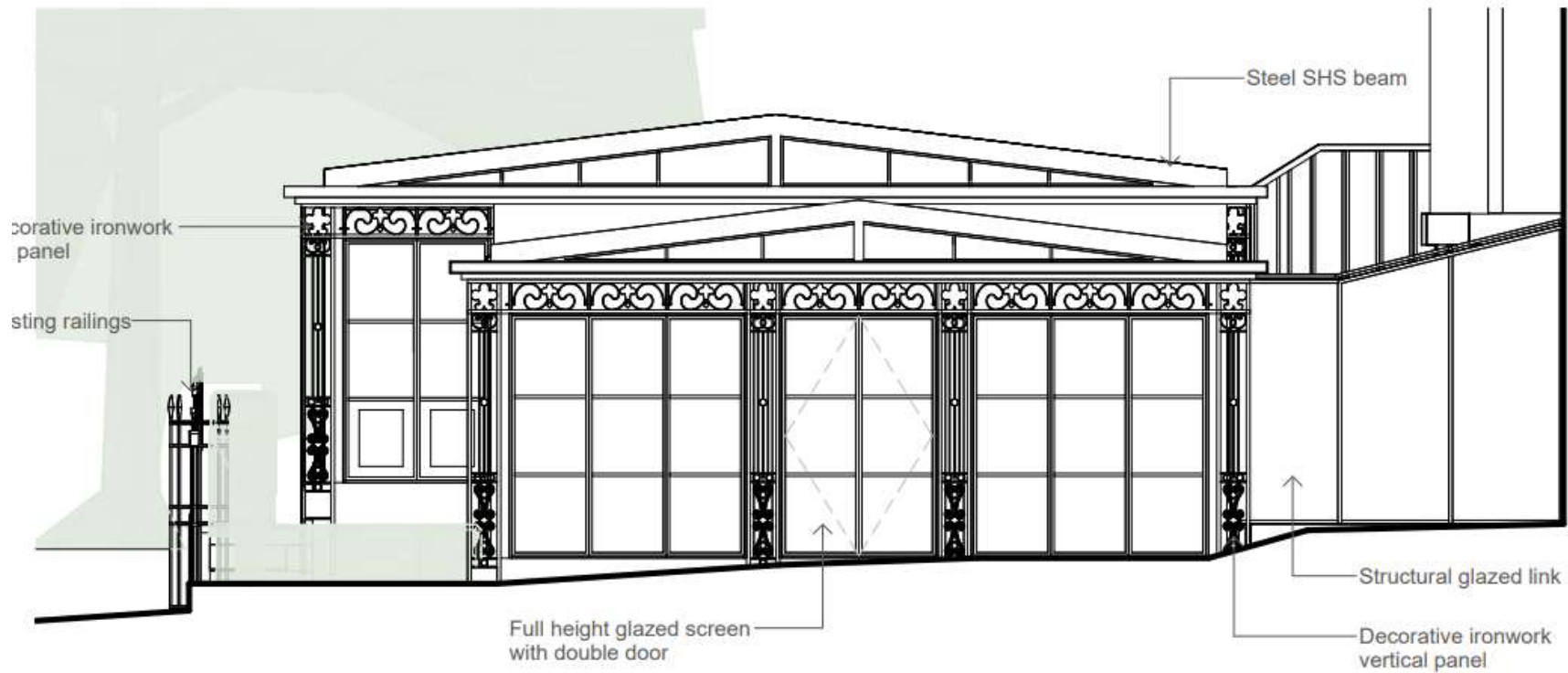


Proposed Front Elevations 24/01762/FUL
129-131 Promenade



5. 129-131 Rear Elevation

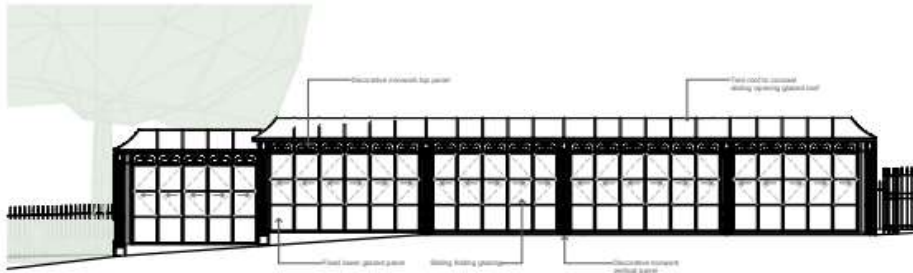
Proposed Rear Elevations 24/01762/FUL
129-131 Promenade



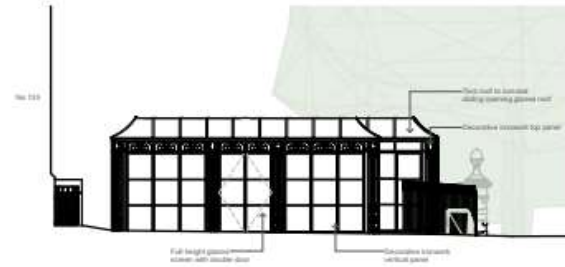
No. 129-131 Side Elevation B

1 : 50

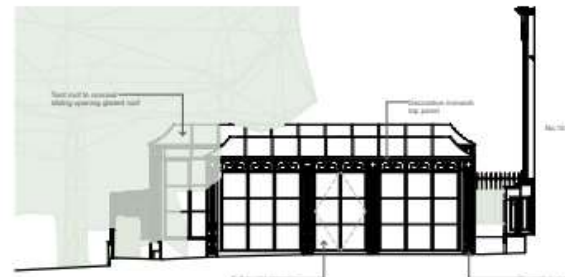
Proposed Side Elevations 24/01762/FUL
129-131 Promenade



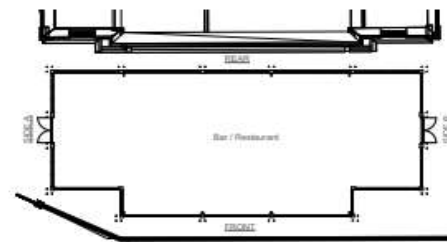
No. 133 Rear Elevation



No. 133 Side Elevation A



No. 133 Side Elevation B



No. 133 Plan Key

Proposed Elevations 24/01762/FUL
133 Promenade



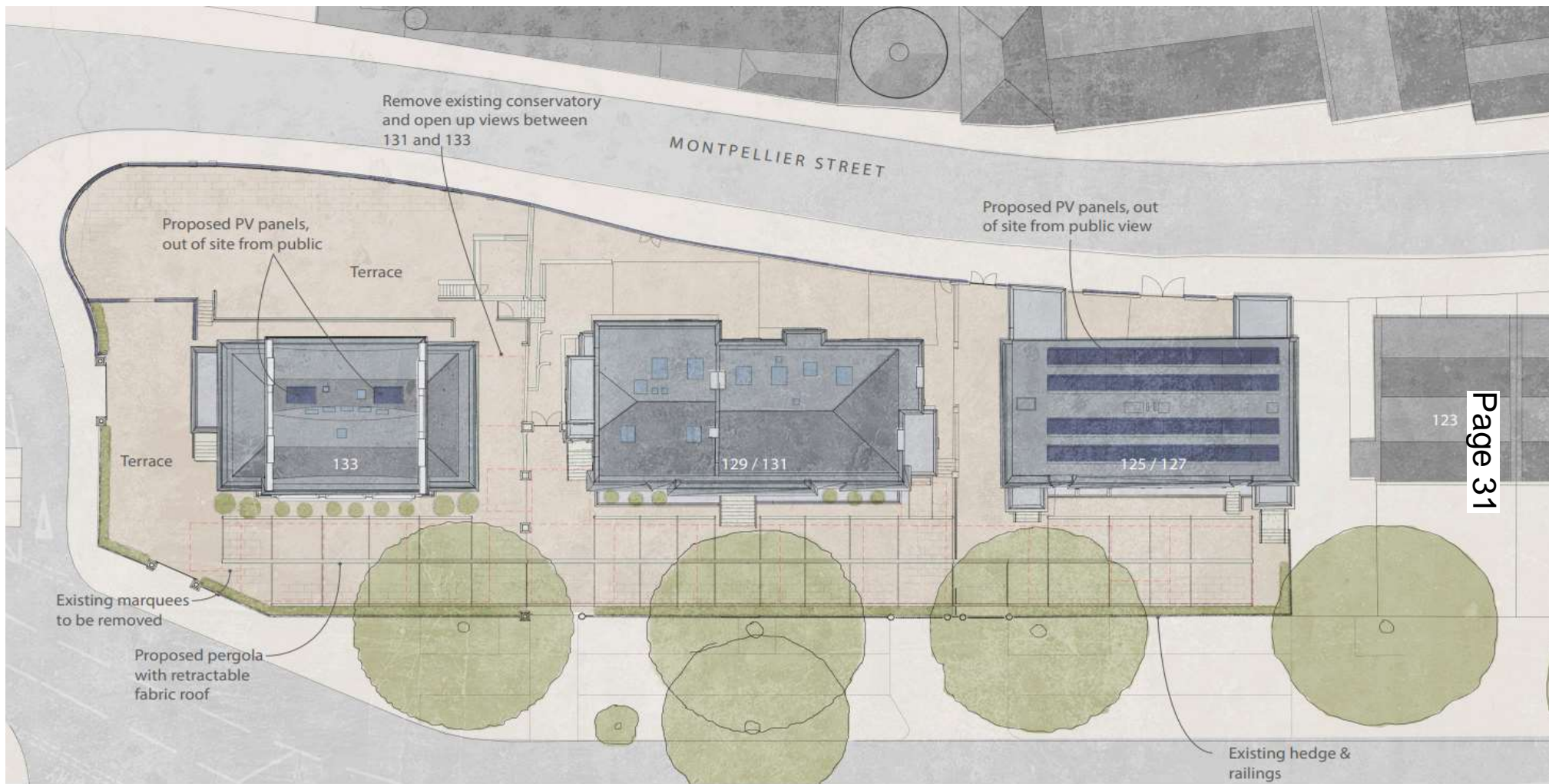
Proposed Front Elevations 24/01762/FUL
133 Promenade



3-D Perspective 24/01762/FUL
129-131 – 125-127 Promenade



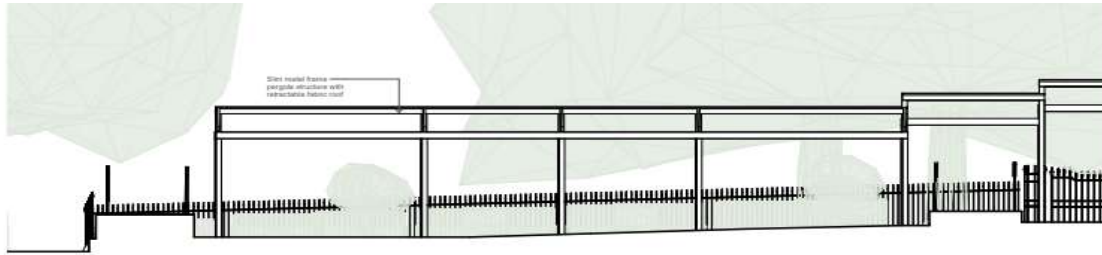
3-D Perspective 24/01762/FUL
133 Promenade



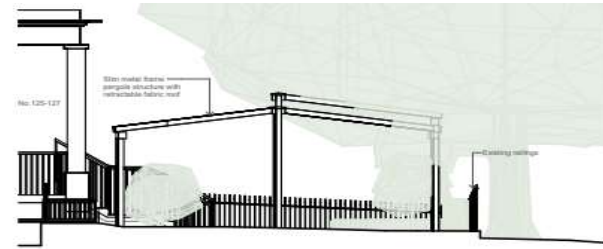
Site Layout Plan – 24/01763/FUL
 PERGOLA GLAZED BUILDING



**Proposed Site Wide Elevations 24/01763/FUL
125-133 Promenade**



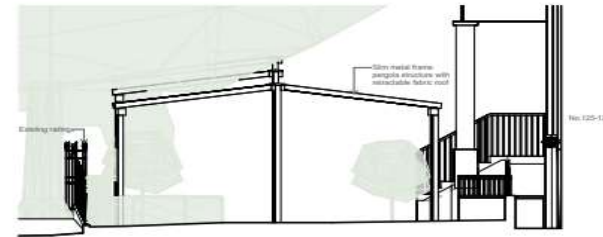
No. 125-127 Rear Elevation
1/20



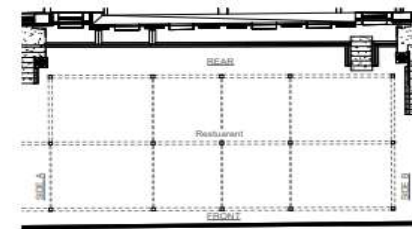
No. 125-127 Side Elevation A
1/20



No. 125-127 Front Elevation
1/20



No. 125-127 Side Elevation B
1/20



No. 125-127 Plan Key

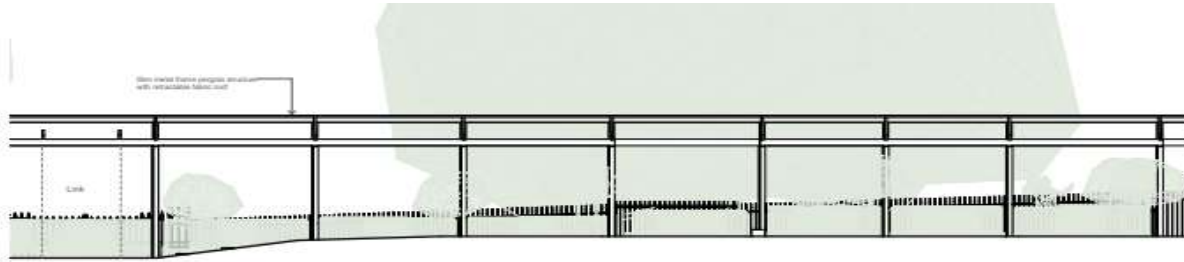
Proposed Elevations 24/01763/FUL
125-127 Promenade



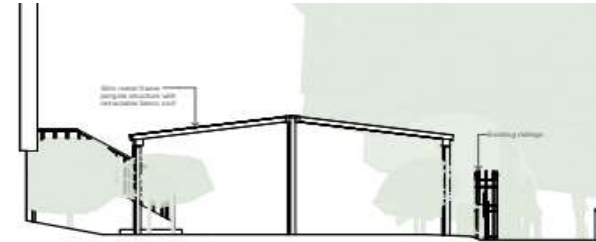
KINGS HOUSE

Page 34

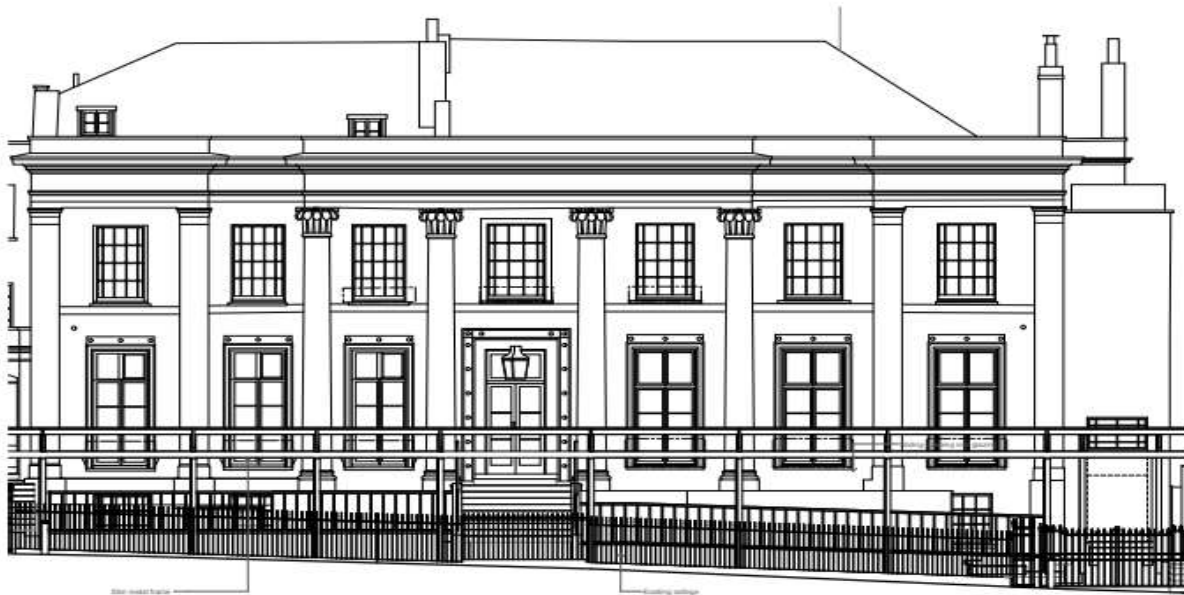
Proposed Front Elevations 24/01763/FUL
125-127 Promenade



No. 129-131 Rear Elevation
1/20



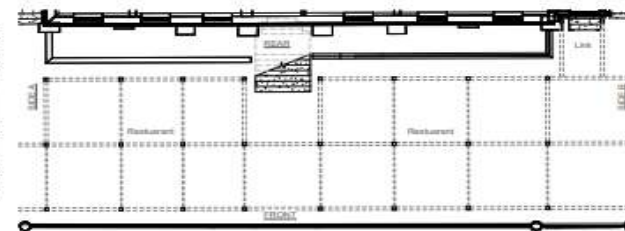
No. 129-131 Side Elevation A
1/20



No. 129-131 Front Elevation
1/20



No. 129-131 Side Elevation B
1/20

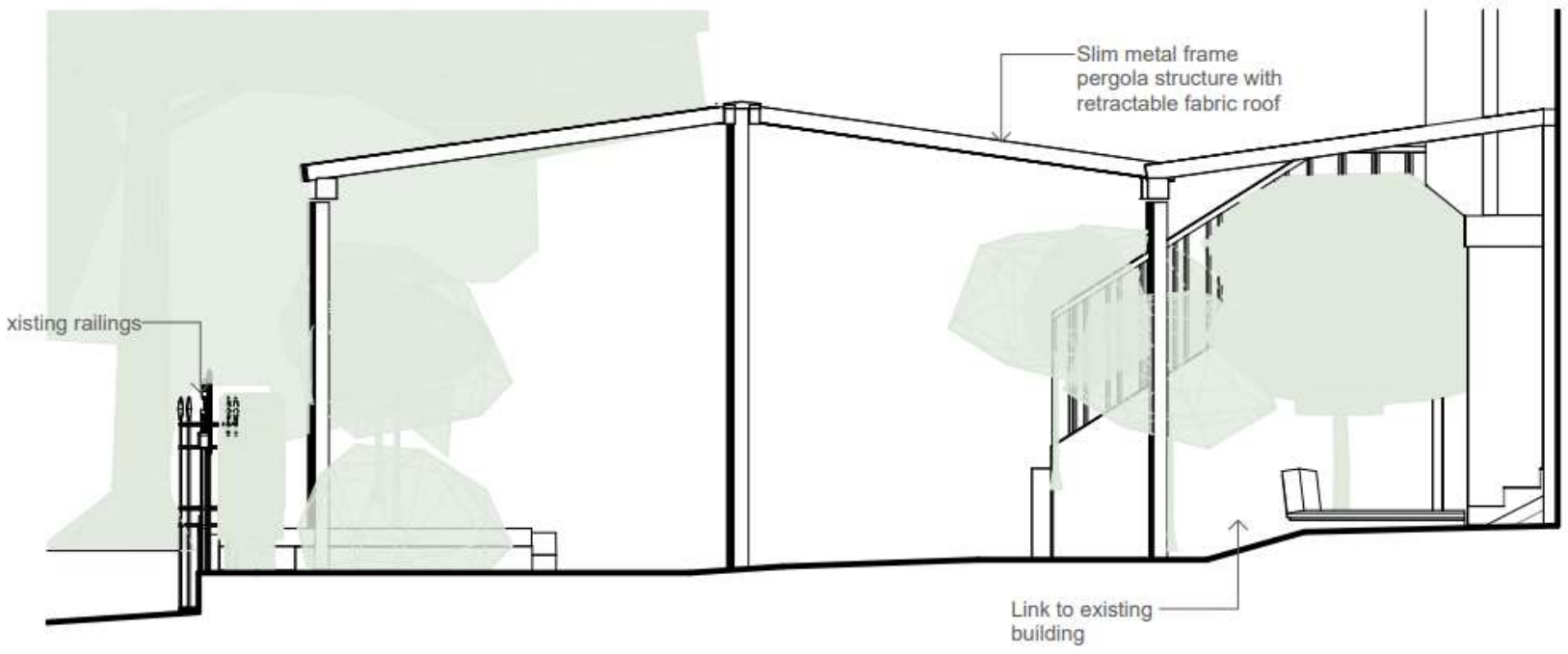


No. 129-131 Plan Key
1/20

Proposed Elevations 24/01763/FUL
129-131 Promenade

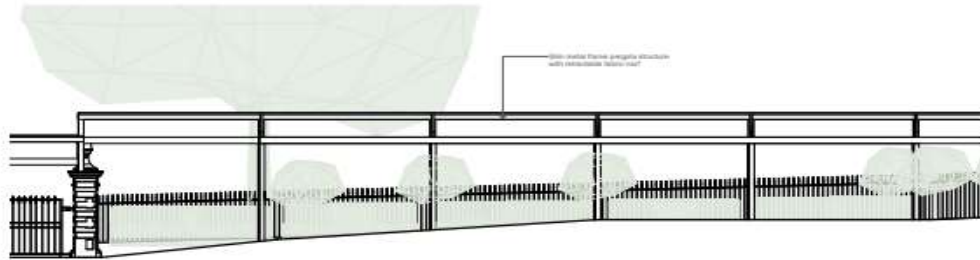


Proposed Elevations 24/01763/FUL
129-131 Promenade

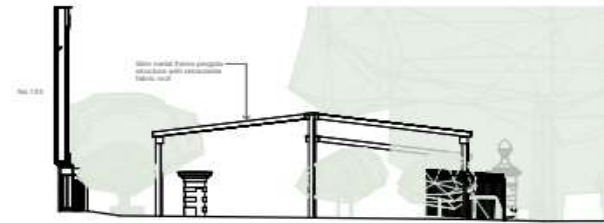


No. 129-131 Side Elevation B
1 : 50

Proposed Side Elevation 24/01763/FUL
129-131 Promenade



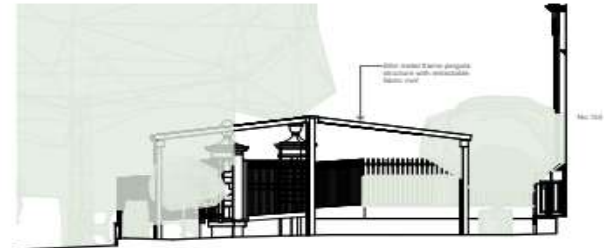
No. 133 Rear Elevation
1/20



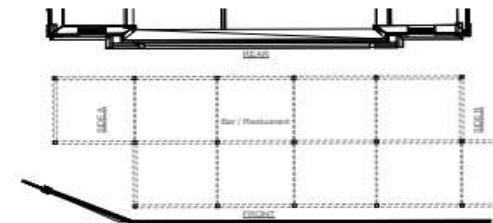
No. 133 Side Elevation A
1/20



No. 133 Front Elevation
1/20



No. 133 Side Elevation B
1/20



No. 133 Plan Key
1/20

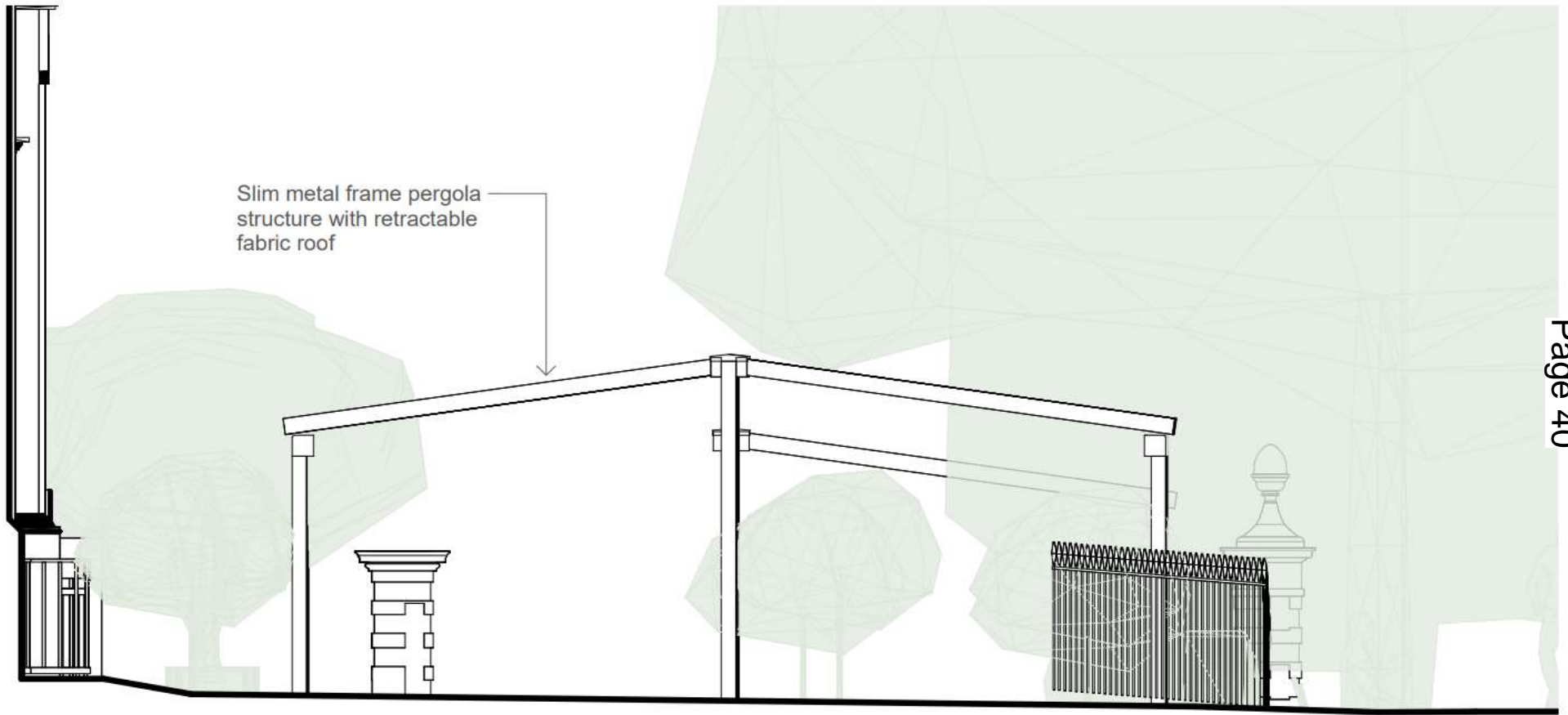
Proposed Elevations 24/01763/FUL
133 Promenade



Proposed Front Elevation 24/01763/FUL
133 Promenade

33

Slim metal frame pergola
structure with retractable
fabric roof



Proposed Side Elevation 24/01763/FUL
133 Promenade



3-D Perspective 24/01763/FUL
125-131 Promenade



3-D Perspective 24/01763/FUL
133 Promenade

Key Planning Matters

- Impact on significance (notably setting) of designated heritage assets – 3 no. Grade II* listed buildings, neighbouring listed buildings and Conservation Area (Montpellier Character Area)
- Design, scale, layout and appearance of proposed development
- Economic and social benefits of proposed development – NPPF public benefits test
- Sustainability and low carbon energy efficiency – non-fossil fuel use
- Impact on trees
- Surface water drainage
- Impact on amenity of neighbouring land users
- Appeal decision (22/01373/FUL)

Summary of Recommended Refusal Reasons

24/01762/FUL & 24/0763/FUL

- The form, design, scale and overall appearance of the proposed development would harm the setting of listed buildings and the character and appearance of the wider conservation area. As such, the proposals would neither sustain or enhance the significance of the designated heritage assets.
- Impact on views and obscuring of the lower ground and ground floor principal elevations and elements of the architectural composition of these principal facades.
- Proposed development considered unacceptable in principle and, if approved, could set an undesirable precedent for inappropriate development elsewhere within the historic environment.
- The supporting information (including the economic impact statement) offers no clear or convincing justification for the proposed works in heritage terms.
- The identified (upper end) 'less than substantial harm' to the heritage assets is not outweighed by the limited public benefits of the proposed development.
- Failure to comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework and Policies SD4 and SD8 of the Joint Core Strategy 2017 and Policy D1 of the Cheltenham Plan (2020).

24/01520/FUL – Wallace House, Windermere Road

Proposals:

Erection of 3no. secure bin stores within curtilage of Wallace House, plus dropped kerbs, new internal access paths and screen planting

This application is before the Planning Committee because Cheltenham Borough Council is the applicant and landowner.



Site Location Plan



Site Location



Site Location

Scale 1:200



Planting Schedule

All trees to be supplied from an HTA approved nursery unless otherwise stated.
 All areas to be supplied from an HTA approved nursery unless otherwise stated.

WHOLE SPECIES HEDGE PLANTING

Key Species	Planting Location	Shrub Type	No per lin	No.
Lo	Location	same as list or SL	6	25

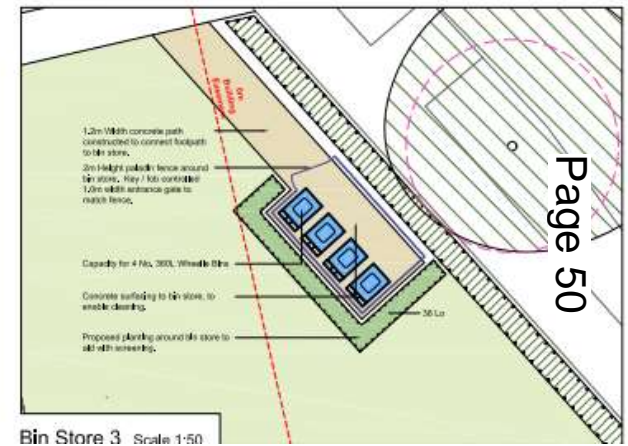
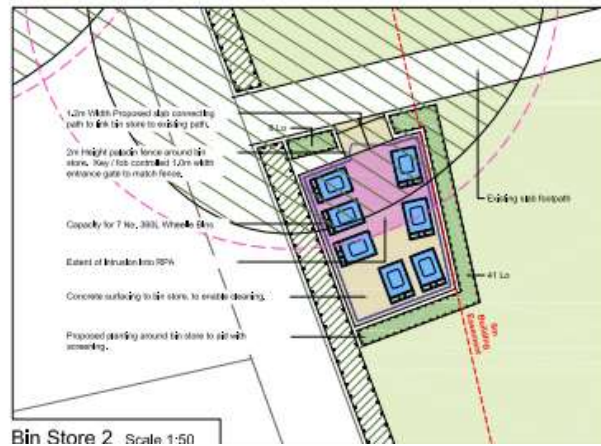
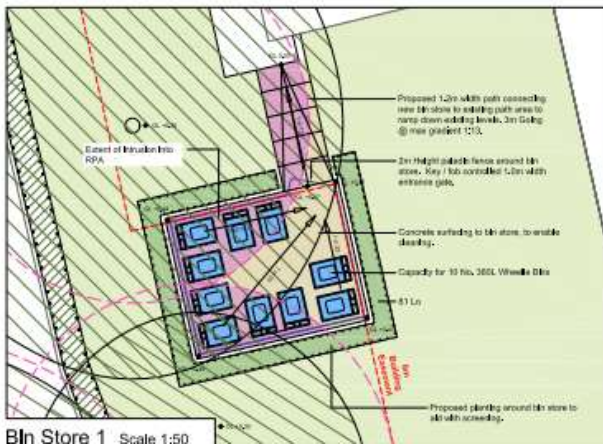
AMENITY GRASS REINSTATEMENT AREAS
 General PCB / amenity areas to be seeded or turfed with:
 20% CUC / Tallgrass / Fine Fescue / 50% CUC / Lowland / Substrate or equivalent
 20% General - Perennial Ryegrass / 20% Ely / Perennial Ryegrass
 20% Hard / Strong / Cocksfoot / Red Fescue / 10% Cocksfoot / Cocksfoot / Fescue
 10% Ryegrass - Strong / Cocksfoot / Red Fescue / 10% Ryegrass - Strong / Cocksfoot

GENERAL MEADOW MIXTURE - (Such as Emerald EM) or similar) 52m²
 EM is a simple low cost meadow mixture suitable for a wide range of soil types. The mix covers are robust and showy, and the grasses are low and slow growing.

Site Layout Plan

Wallace House, Windermere Road
 Bin Store Proposals





Individual Bin Store Site Layout Plans

Key Planning Matters

- Layout, design and appearance – impact on street scene
- Landscaping and 10% Biodiversity Net Gain
- Neighbour amenity
- Highway safety

Recommendation and Summary of Conditions

Recommendation to permit subject to standard conditions plus the following conditions relating (in summary) to:

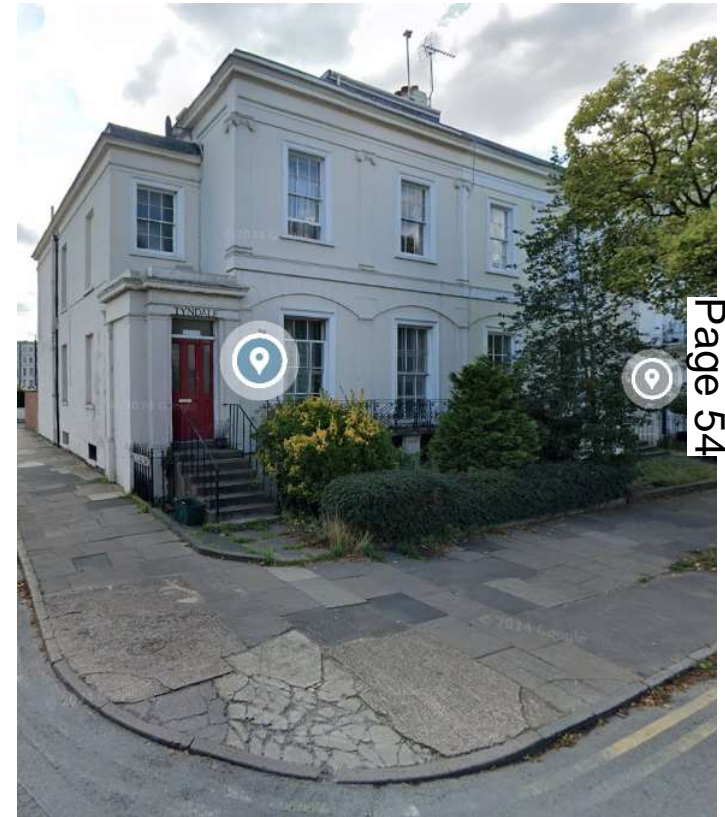
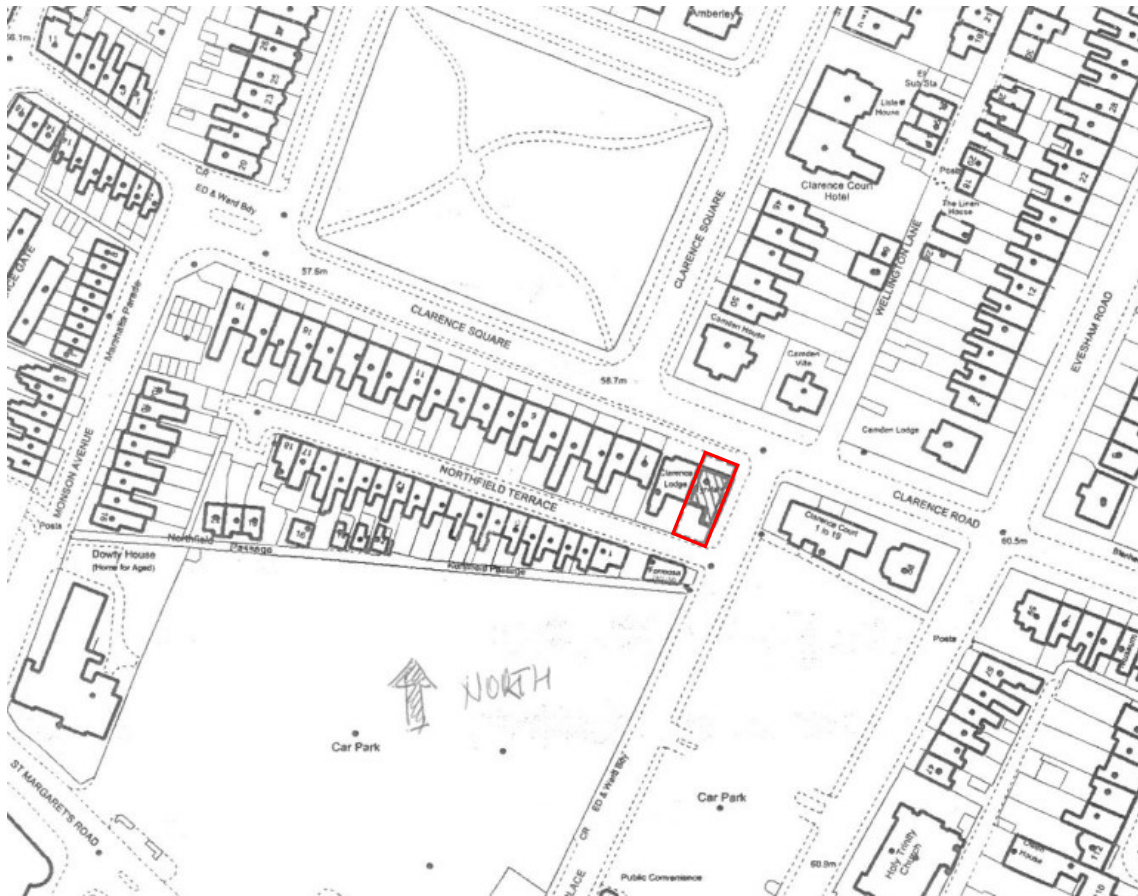
- Habitat Management and Monitoring Plan (the HMMP) in accordance with the approved Biodiversity Gain Plan
- Implementation of approved landscaping scheme
- Implementation of approved Tree Protection measures

24/01877/FUL & LBC - Tyndale, Clarence Square

Proposal: The replacement of internal entrance non-fire rated timber/composite doors.

Recommendation: Permit & Grant

Site Location

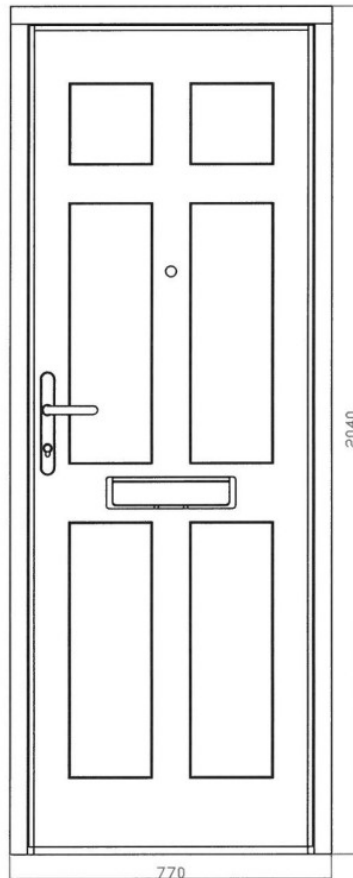


Grade II listed (list entry no. 1386847)

Existing Doors



Proposed Door Details



FIRE DOOR: Flat Entrance Door with Plant on Beading	Door Furniture	Style 1:	Factory Fini
Door Styl 	Cost to include for fully meeting the requirements of the product, installation and certification specification, including: Knocker & Spy Hole Numerals Letter Plate Handles: Lever Threshold Locking Mechanism Thumb Turn Cylinder & Keys Hinges Door Closer: Dorner TS91 / TS92	1a, Fitted into existing complaint frames	PAINT
		1b, Hung in factory frame sets.	Page 56
		1c, Fitted into existing complaint frames	REAR
		1d, Hung in factory frame sets.	WOC
		1e, Fitted into existing complaint frames	VENEER
		1f Hung in factory frame sets.	HIGH PRESSURE LAMINATE - WOOD GRAIN

Key Consideration:

Impact on the listed building:

- Existing doors are modern, lacking special historic interest.
- The proposed six-panel design is consistent with the character of the listed building, sustaining the significance of the heritage asset in line with policy SD8 of the JCS and section 16 of the NPPF.

Recommendations:

Officer's recommendation is to grant planning and listed building consent.

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24/01876/FUL & LBC - 105 and 107 Winchcombe Street

Proposal: The replacement of internal flat entrance at flats B, C, and D, and external door at 107 Winchcombe Street

Recommendation: Permit & Grant

Site Location



Grade II listed (list entry no. 1388230)

Existing Internal Doors



FLAT 105A



FLAT 105B



FLAT 105C



FLAT 105D

Existing Internal Doors



FLAT 107B

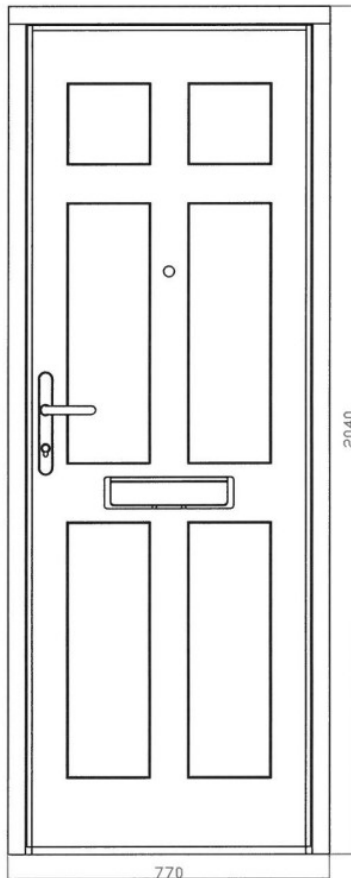


FLAT 107C



FLAT 107D

Proposed Door Details



FIRE DOOR: Flat Entrance Door with Plant on Beading	Door Furniture	Style 1:	actory Fini
Door Styl 	Cost to include for fully meeting the requirements of the product, installation and certification specification, including: Knocker & Spy Hole Numerals Letter Plate Handles: Lever Threshold Locking Mechanism Thumb Turn Cylinder & Keys Hinges Door Closer: Dorner TS91 / TS92	1a, Fitted into existing complaint frames	PAINT
		1b, Hung in factory frame sets.	Page 63
		1c, Fitted into existing complaint frames	REA
		1d, Hung in factory frame sets.	WOC VENEER
		1e, Fitted into existing complaint frames	HIGH PRESSUR E
		1f Hung in factory frame sets.	LAMINA TE - WOOD GRAIN

Existing External Door 107 Winchcombe St.



A guide to design in the context of Cheltenham's Regency buildings:



*Fig.27
Correct
Regency
front door
with the two
bottom
panels
reeded but
flush, the
upper panels
raised and
fielded with a
simple
fanlight
above,
Montpellier
Terrace*

Key Consideration:

Impact on the listed building and the conservation area:

- The existing external door contributes positively to the architectural interest of the listed building and the appearance of the streetscape. Its replacement requires careful consideration.
- Existing internal doors are modern, lacking special historic or architectural interest.
- The proposed six-panel design is consistent with the character of the listed building, sustaining the significance of the heritage asset in line with policy SD8 of the JCS and section 16 of the NPPF.

Recommendations:

Officer's recommendation is to grant planning consent, and listed building consent subject to the following condition:

The external doors shall not be installed unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

- to include samples or elevation drawing(s) at a scale of 1:10, indication of materials and specific finishes/colour.

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