

| | |
|--|---|
| APPLICATION NO: 14/01586/LBC | OFFICER: Mr Martin Chandler |
| DATE REGISTERED: 5th September 2014 | DATE OF EXPIRY: 31st October 2014 |
| WARD: All Saints | PARISH: |
| APPLICANT: | Mr Hekmat Kaveh |
| AGENT: | Mr Mark Godson |
| LOCATION: | 159 Fairview Road, Cheltenham |
| PROPOSAL: | Installation of a Banksy mural on south east facing flank wall (incorporating the artwork and a communication dish) (Retrospective application) |

Update to Officer Report

1. CONSULTATIONS

1.1. Updated comments have been received from the Heritage and Conservation Officer.

Heritage and Conservation

6th February 2015

1.2. I understand that further information from John Bevan (surveyor acting for the applicant) has now been submitted on 22nd Jan 2015, in relation to the state of the external render on the side wall of this building, and in addition to that additional information the scaffolding to the side wall has also been removed.

1.3. My further revised comments are as follows:

- i. In my opinion the state of the rendering over the whole of the side wall of this building is an essential consideration when dealing with the future of this building. In particular due consideration should be given to how and when this rendering is repaired and ensuring that the retention of the Banksy mural does not impede the repairs to the defective render.
- ii. The existing rendering is poor and letting in water, especially at high level. Partly as a consequence of this damp penetration caused by the defective render the house is currently not occupied or considered fit for habitation by the Council's Housing Standard Officer until the render is repaired.
- iii. Unless the defective rendering is repaired the building will deteriorate and remain unoccupied.
- iv. This application is for the regularisation of the Banksy mural which has been applied to the side wall of the listed building without consent. The Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 states that the LPA shall have special regard to the desirability of preserving the building. In addition section 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Part of that preservation of the building and its future conservation is the repair of the render.
- v. The report previously submitted by Mr Bevan did not confirm that repairs to the areas of defective render (principally but not necessarily at high level) could be

undertaken without affecting the art work. This assurance has now been provided and therefore the regularisation of the mural and its retention will not prevent the defective rendering being repaired. Such an assurance is welcomed.

SUMMARY: Approve.