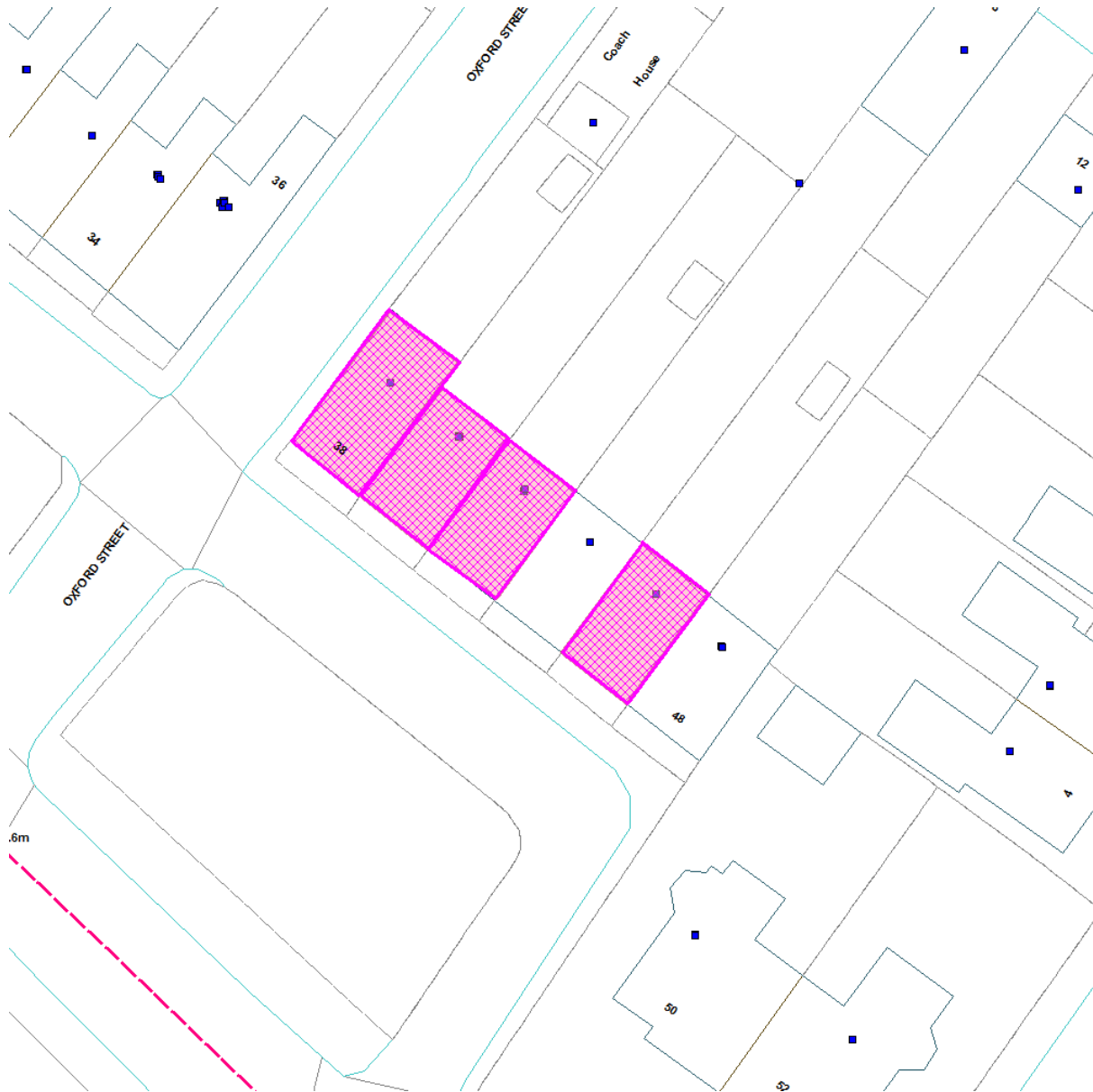


APPLICATION NO: 15/01377/LBC	OFFICER: Mr Ben Hawkes
DATE REGISTERED: 5th August 2015	DATE OF EXPIRY: 30th September 2015
WARD: All Saints	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes Ltd
LOCATION:	Flat 1, 38 London Road, Cheltenham
PROPOSAL:	Replacement of existing internal flat entrance doors (38,40,42, & 46 London Road - Flats 1-3)

RECOMMENDATION: Grant



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a grade II* listed terrace of 6 buildings, the site is located on London Road and is within the conservation area.
- 1.2 The applicant is seeking listed building consent for the replacement of the existing internal entrance doors to flats 1-3 of numbers 38, 40, 42 and 46 London Road.
- 1.3 The application is to be considered at planning committee as Cheltenham Borough Council own the building.
- 1.4 This application is one of four applications for the same proposed works to other properties owned by Cheltenham Borough Council; the details of which are the same for each application.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 2star

Relevant Planning History:

00/01412/LBC 4th September 2001 GRANT

Replacement roof with natural slate, replacement internal entrance doors and other refurbishment works

01/00290/LBC 28th September 2001 WDN

Replacement of Ashlar stonework to front facade and demolition and reconstruction of boundary wall

00/01410/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

14/00288/LBC 26th March 2014 GRANT

Internal alterations involving the repositioning of a section of stud partition wall and installation of a new central heating system and external flue (RETROSPECTIVE APPLICATION)

00/01410/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

00/01410/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

00/01408/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

00/01412/LBC 4th September 2001 GRANT

Replacement roof with natural slate, replacement internal entrance doors and other refurbishment works

01/00290/LBC 28th September 2001 WDN

Replacement of Ashlar stonework to front facade and demolition and reconstruction of boundary wall

00/01412/LBC 4th September 2001 GRANT

Replacement roof with natural slate, replacement internal entrance doors and other refurbishment works

01/00290/LBC 28th September 2001 WDN

Replacement of Ashlar stonework to front facade and demolition and reconstruction of boundary wall

00/01411/LBC 4th September 2001 GRANT

Replacement internal entrance doors and other refurbishment works

85/00937/LD 24th October 1985 PER

40 Of 40 London Road Cheltenham Gloucestershire - Demolition

15/00031/LBC 6th March 2015 GRANT

Refurbishment to existing timber sash windows

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

BE 9 Alteration of listed buildings

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Heritage And Conservation

12th October 2015

Further to: Application and site visit and pre-application discussions.

Analysis of Site

Terrace of six houses now flats (Nos.44 and 48 not part of this application). There are few internal features that have been retained following its sub-division into three flats (basement flats have not been included in the application as they are accessed from external doors that are not being replaced and there is no internal access) but historic door surrounds where they exist are unaltered by this proposal.

Comments:

1. The existing internal doors of these buildings that now serve as front doors to the separate flats are not historic and their design is not compatible with the architectural style or age and status of the building.
2. Through consultation with the applicant an appropriate specification and detailed design has been negotiated which will restore the historic look of the doors whilst complying with current building regulations with regard to fire safety.
3. The proposal is for six panel solid timber doors with raised and fielded panels.
4. External door paraphernalia (letterbox, locks and security spyholes) will be attached as before and although these are not necessarily compatible with the historic internal character of the listed building it would be unreasonable to prevent their use in this situation with separate occupancy on each floor of the building.

Conservation and Heritage summary

Supported as this proposal offers the opportunity to replace a mixture of poorly detailed and insubstantial existing doors with solid timber doors built to match historic internal doors. There is no loss of historic fabric and it is anticipated that the proposed works will return some of the historic character to the internal spaces within the building which are in communal use and this is welcomed.

Suggested conditions relating to Conservation and Heritage matters

1. All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.
2. The development hereby permitted shall be carried out in accordance with the revised drawings No. Q9686A received on 12th October 2015; unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that this permission incorporates the revisions, where they differ from plans originally submitted.

Historic England

1st September 2015

Thank you for your letter of 10 August 2015 notifying Historic England of the scheme relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

If you would like further advice on this application, please contact us to explain your request. Please re-consult us if there are material changes to the proposals. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with the above Direction.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	17
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1** 17 letters were sent to neighbouring properties, a site notice was displayed and an advert was published in the Gloucestershire Echo. One letter of objection has been received from a resident within one of these buildings, relating to the need for the replacement of their particular flat door. This has been addressed in the report below.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The consideration that needs to be given to this application is the impact of the works on the historic fabric and character of the listed building.

6.3 The conservation team have been consulted and their full comments can be viewed in the consultation section above. The conservation officer raises no objection to the proposed works and considers that the proposed replacement of the doors would in fact return some of the historic character to the building.

6.4 Historic England have been consulted on this application as the application site is a grade II* listed terrace; Historic England raise no objection to the proposed works.

6.5 Other considerations

6.6 An objection has been received from a resident within one of the flats; the objection relates to the need for the doors to be replaced. This is not a material consideration and cannot form part of the consideration for this application.

7. CONCLUSION AND RECOMMENDATION

7.1 The recommendation is to grant listed building consent, subject to the conditions set out below.

8. CONDITIONS / INFORMATIVES

- 1 The works hereby granted consent shall be begun before the expiration of five years from the date of this consent.
Reason: To accord with the provisions of 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 The development hereby permitted shall be carried out in accordance with drawing numbers 01377:1, 01377:2 and Q9686A received 4th August 2015 and 12th October 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to

dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.