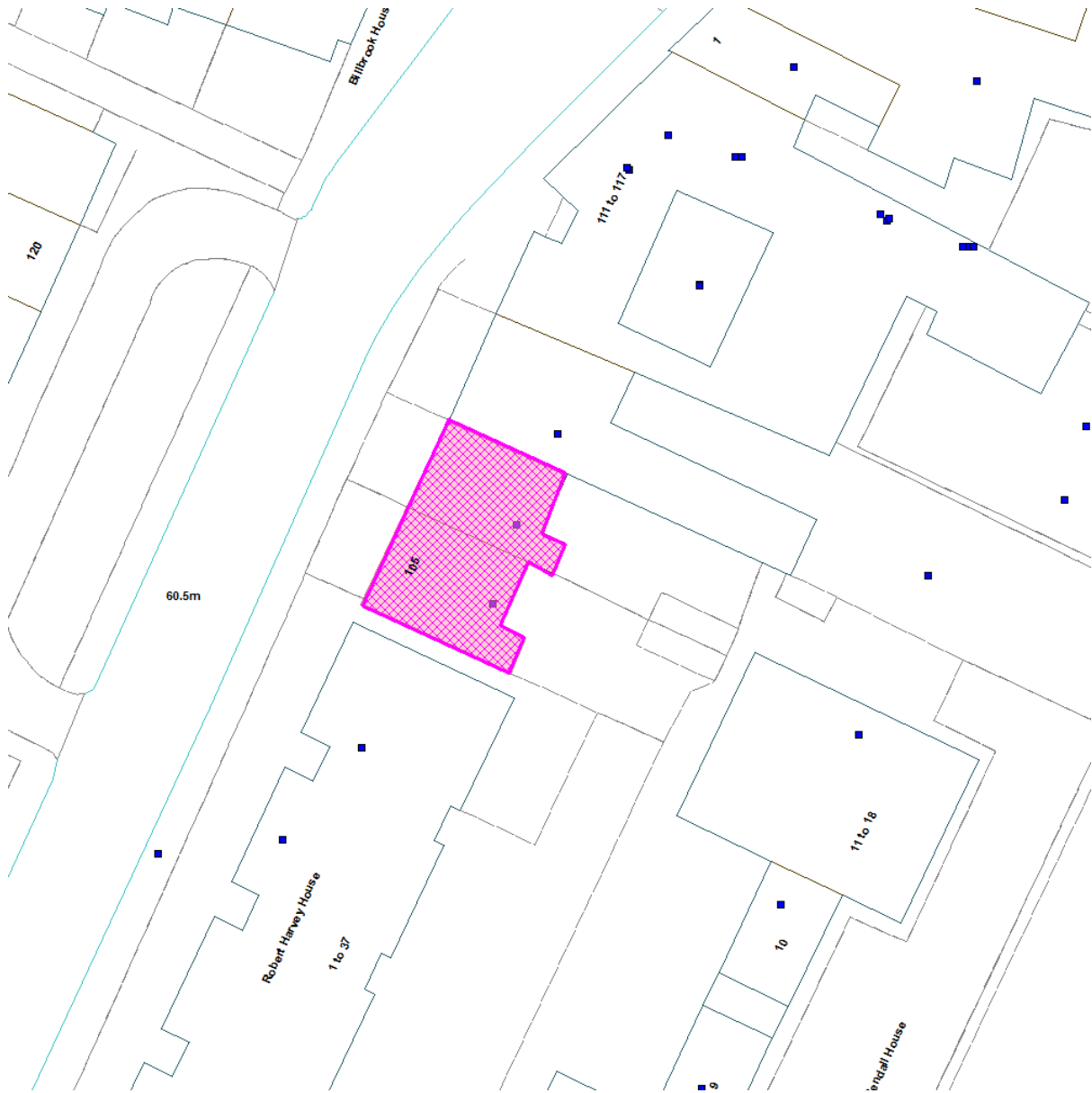


APPLICATION NO: 15/01662/LBC	OFFICER: Mr Ben Hawkes
DATE REGISTERED: 18th September 2015	DATE OF EXPIRY: 13th November 2015
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes Ltd
LOCATION:	105 Winchcombe Street, Cheltenham
PROPOSAL:	Replacement of existing internal flat entrance doors (105 Winchcombe Street Flats B,C,D and 107 Winchcombe Street Flats B,C,D)

RECOMMENDATION: Grant



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a grade II listed pair of houses, located on Winchcombe Street 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 B, C & D of numbers 105 & 107 Winchcombe Street.
- 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 2
Residents Associations
Smoke Control Order

Relevant Planning History:

No relevant planning history.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

BE 9 Alteration of listed buildings

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

2nd October 2015

Report available to view on line.

Heritage And Conservation

12th October 2015

Further to: Application and site visit

Analysis of Site

Pair of terraced houses now flats. 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.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** 9 letters were sent to neighbouring properties, a site notice was displayed and an advert was published in the Gloucestershire Echo. No letters of objection have been received.

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 Environmental Impact

6.5 Whilst records show that important species or habitats have been sighted on or near the application site in the past, the proposed works will not have any impact on these species.

7. CONCLUSION AND RECOMMENDATION

7.1 The overall expiry date for consultation is 20th October 2015 therefore the recommendation is to grant listed building consent, subject to any representations being received. Officers will provide an update to the committee should any representations be made.

7.2 The recommendation is also 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 01662:01, 01662:02 and Q9686A received 17th September 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.