

APPLICATION NO: 15/01641/LBC	OFFICER: Miss Chloe Smart
DATE REGISTERED: 21st October 2015	DATE OF EXPIRY: 16th December 2015
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Cheltenham Town Hall, Imperial Square, Cheltenham
PROPOSAL:	Alterations to rear flat roof to include removal of chippings, installation of new waterproof membrane, re-bed of coping stones, removal of redundant plant and renew 2.no skylights.

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to the Town Hall, which is a prominent Grade II listed building within the centre of the town. The site lies within the Montpellier Character Area of the Central Conservation Area.
- 1.2 Listed building consent is sought for alterations to a flat roof to the rear of the building. These alterations include the installation of a new waterproof membrane, the re-bedding of coping stones and the renewal of two existing skylights.
- 1.3 The proposal is before the committee as Cheltenham Borough Council is both the landowner and the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Core Commercial Area
Flood Zone 2
Flood Zone 3
Listed Buildings Grade 2
Smoke Control Order

Relevant Planning History:

84/00145/PF 22nd June 1984 PER

Extension Of Existing Bar, Refreshment And Cellar Facilities, Provision Of Dressing Rooms

84/00146/LA 22nd June 1984 PER

Alterations And Extensions To Enlarge Existing Bar And Refreshment Facilities Provision Of Dressing Room

91/00547/RZ 27th June 1991 PER

Alterations To Front Entrance To Provide Improved Access By People With Disabilities (In Accordance With Revised Plans)

91/00551/LA 27th June 1991 PER

Alterations To Front And Rear Entrances To Provide Improved Access To The Building By People With Disabilities (In Accordance With Revised Plans)

15/02048/LBC PCO

Repairs to lampstand pillars and balustrading.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP4 Safe and sustainable living

CP7 Design

BE9 Alteration of listed buildings

Supplementary Planning Guidance/Documents

Central conservation area: Montpellier Character Area and Management Plan (Feb 2007)

4. CONSULTATIONS

Heritage And Conservation

2nd December 2015

Further to: Application and site visit

Analysis of Site:

Prominent building with a number of later additions to the rear of the building that back onto Imperial Gardens. These are pre-dominantly flat roofed and not visible from ground level.

Comments:

1. The principle of repairing the later flat roofs on this building are acceptable: the works were discussed in detail with Karen Radford and the scheme has been scaled back to a more modest proposal.
2. I note that Ubiflex is proposed rather than lead which would be expected on a listed building however the flat roofs are not visible so I do not anticipate that there will be any visual harm to the building but re-use of the lead flashings on for example Roof Area 1 would be welcomed..
3. Detailed designs for the replacement roof lights will be required to ensure this feature of the building remains hidden from view.

Conservation and Heritage summary:

Support subject to conditions.

Suggested conditions relating to Conservation and Heritage matters:

Prior to the commencement of development, the detailed design including materials and finishes of the following items shall be submitted to and approved in writing by the Local Planning Authority:

A. Roof Lights

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details. Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, 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. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

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

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 A site notice has been displayed at the site and an advertisement posted within a local newspaper.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key consideration in relation to this application is the impact of the proposal on the listed building. Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or any features of special architectural or historic interest which it possesses.

- 6.3 The Council's Conservation Officer has been consulted and has made an assessment of the impact of the works on the building. The principle of the works is acceptable and whilst the use of lead for the roof would be more appropriate, the 'ubiflex' proposed will not be harmful, as the flat roofs will not be visible. A condition has been suggested in relation to further details of roof lights and this has been attached.

- 6.4 Overall, the Conservation Officer is satisfied the works will ensure the special architectural interest of the building will be respected.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The recommendation is therefore to grant this application subject to the conditions 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 PMR459/02/2015 and PMR459/01/2015 rev A received 15th September 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The detailed design (including materials and finishes) of the rooflights shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used.

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, 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. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 4 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.