

<b>APPLICATION NO:</b> 15/02048/LBC	<b>OFFICER:</b> Mrs Ullin Jodah McStea
<b>DATE REGISTERED:</b> 24th November 2015	<b>DATE OF EXPIRY:</b> 19th January 2016
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	n/a
<b>LOCATION:</b>	Cheltenham Town Hall, Imperial Square, Cheltenham
<b>PROPOSAL:</b>	Repairs to lampstand pillars and balustrading

**RECOMMENDATION:** Grant



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to the grade II listed Town Hall which is located on Imperial Square within the Montpellier Character Area of Cheltenham's Central Conservation Area.
- 1.2 The applicant seeks Listed Building Consent for repairs to the two lampstand pillars on the right hand side of the entrance (when facing the Town Hall), the replacement of the base stone of the fifth full baluster in the first arch of the porte-cochere (left to right when facing the town hall) and the replacement of a coping stone on the balustrading to the left of the entrance (when facing the Town Hall).
- 1.3 The application is before the planning 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  
Listed Buildings Grade 2  
Smoke Control Order

### Relevant Planning History:

**15/01641/LBC 21st December 2015 GRANT**

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.

**13/00291/PREAPP 10th April 2015 CLO**

Installation of 4 no. lighting bars onto the Pillar Room ceiling supported by threaded rod anchored above in roof void

**13/00802/PREAPP 17th May 2013 CLO**

Install 4 no. signage panels to area below bar shutters and 1 no. sign at roof level as per illustration

**10/00101/LBC 19th April 2010 GRANT**

Installation of bird guarding system to the front elevation

**07/01437/ADV 18th January 2008 GRANT**

Two poster display cases to promote what's on at Town Hall

**06/00344/LBC 2nd August 2006 GRANT**

Re-decoration of main hall only

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 7 Design

BE 9 Alteration of listed buildings

### Supplementary Planning Guidance/Documents

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

#### 4. CONSULTATIONS

##### **Build Control**

25<sup>th</sup> November 2015

No comment given.

#### 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	0
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 was published in the Gloucestershire Echo

#### 6. OFFICER COMMENTS

##### 6.1 Determining Issues

- 6.2 The key consideration in relation to this application is the impact of the works on the listed building.
- 6.3 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.
- 6.4 This application relates to the proposed repairs to parts of the balustrading and two of the lampstands which are part of the grade II listed Cheltenham Town Hall. The condition of these areas is poor and as such their proposed repair would be beneficial to the appearance and the character of the listed building. As such the proposed repairs are acceptable in principle.
- 6.5 However exactly what is to be repaired and what is to be replaced have not been specified and neither have the details of the repair mortar. As such although consent would be recommended, a method statement providing these details would be recommended as a condition of consent.
- 6.6 The application proposes that where stone is to be replaced, the replacement stone would be either Cotswold stone or Bath stone. The stone that is currently in place is Cotswold stone, and the argument put forward in this application is that Bath stone would be harder and that parts of the stonework are subject to harsh environmental conditions. The use of a different stone may impact on the appearance and character of the listed structure and is of some concern. As such it is recommended that further information on any stone proposed for use in the repairs, its properties and from where it has been sourced should be provided. A sample of the stone should also be submitted. These would allow an informed evaluation to be made and would be recommended as a condition of consent.

## CONCLUSION AND RECOMMENDATION

The recommendation is therefore to grant Listed Building Consent subject to the conditions set out below

### 7. CONDITIONS

- 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 Notwithstanding the submitted information, prior to the commencement of work a method statement detailing the proposed repairs that will take place, the stone that will be replaced, and the mix of the proposed repair mortar that is to be used shall be submitted to and approved in writing by the Local Planning Authority: The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure that the methods of work as well as the materials that are to be used 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. 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.

- 3 Prior to the commencement of work samples of the proposed replacement stones, as well as information on their properties and from where they have been sourced shall be submitted to and approved in writing by the Local Planning Authority: The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure that the materials 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.

- 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.

- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.  
Reason: For the avoidance of doubt and in the interests of proper planning.

