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| <b>APPLICATION NOS: 16/00499/FUL &amp; LBC</b> |                                                                                                                                                                                                                                             | <b>OFFICER: Miss Michelle Payne</b>  |
| <b>DATE REGISTERED: 23rd March 2016</b>        |                                                                                                                                                                                                                                             | <b>DATE OF EXPIRY: 18th May 2016</b> |
| <b>WARD: Park</b>                              |                                                                                                                                                                                                                                             | <b>PARISH:</b>                       |
| <b>APPLICANT:</b>                              | Mr Ashley Jones                                                                                                                                                                                                                             |                                      |
| <b>AGENT:</b>                                  | Mr John Sharp                                                                                                                                                                                                                               |                                      |
| <b>LOCATION:</b>                               | Lypiatt Lodge, Lypiatt Road, Cheltenham                                                                                                                                                                                                     |                                      |
| <b>PROPOSAL:</b>                               | Part two storey, part single storey rear extension to form new dining room on the ground floor with extended kitchen over together with internal refurbishment works and upgrading (revised scheme)<br>Internal refurbishment and upgrading |                                      |

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1 As set out in the main report, the proposals are not supported by the Conservation Officer. Whilst the Conservation Officer acknowledges that there may be scope to rationalise the later modern additions to the building in order to create some additional space, there are serious concerns with the overall quality of the design, the massing and the size of the proposed extensions, which cumulatively will have a detrimental impact on the listed building giving the impression of overdevelopment and the over-intensive use of this sensitive and very visible site.
- 1.2 Overall, officers consider the harm to the grade II listed building to be less than substantial, and therefore paragraph 134 of the NPPF requires this harm to be “weighed against the public benefits of the proposal, including securing its optimum viable use”.
- 1.3 Paragraph 020 of the NPPG provides guidance as to what is meant by the term ‘public benefits’. It suggests that public benefits should be “of a nature or scale to be of benefit to the public at large and should not just be a private benefit”. However, it also highlights that benefits do not always have to be “accessible to the public in order to be genuine public benefits”. Heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; or securing the optimum viable use of a heritage asset in support of its long term conservation.
- 1.4 The submitted Design and Access Statement outlines the aim and purpose of the proposals. Principally, the works would provide for an enlarged kitchen at ground floor to allow for the preparation of meals on site, and the creation of a new dining/lounge area at lower ground floor level with dumb waiter facility.
- 1.5 Although officers acknowledge the benefits that such proposals would bring, to both staff and residents, such benefits are limited and are not in any way beneficial to the building. As such, the public benefits would not outweigh the harm to the listed building.
- 1.6 The recommendation therefore is to refuse both planning permission and listed building consent for the following reason:

## **2. SUGGESTED REFUSAL REASON**

Lypiatt Lodge, Lypiatt Terrace is a grade II listed building of architectural and historic importance, and the Local Planning Authority is therefore required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As proposed, the extension, by virtue of its design, massing and size, and the consequent erosion of space around the building would harm the character, appearance and setting of the listed building.

Accordingly, the proposals are contrary to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and in the Historic Environment Good Practice Advice In Planning and policies CP7 and BE9 of the Adopted Cheltenham Borough Local Plan.