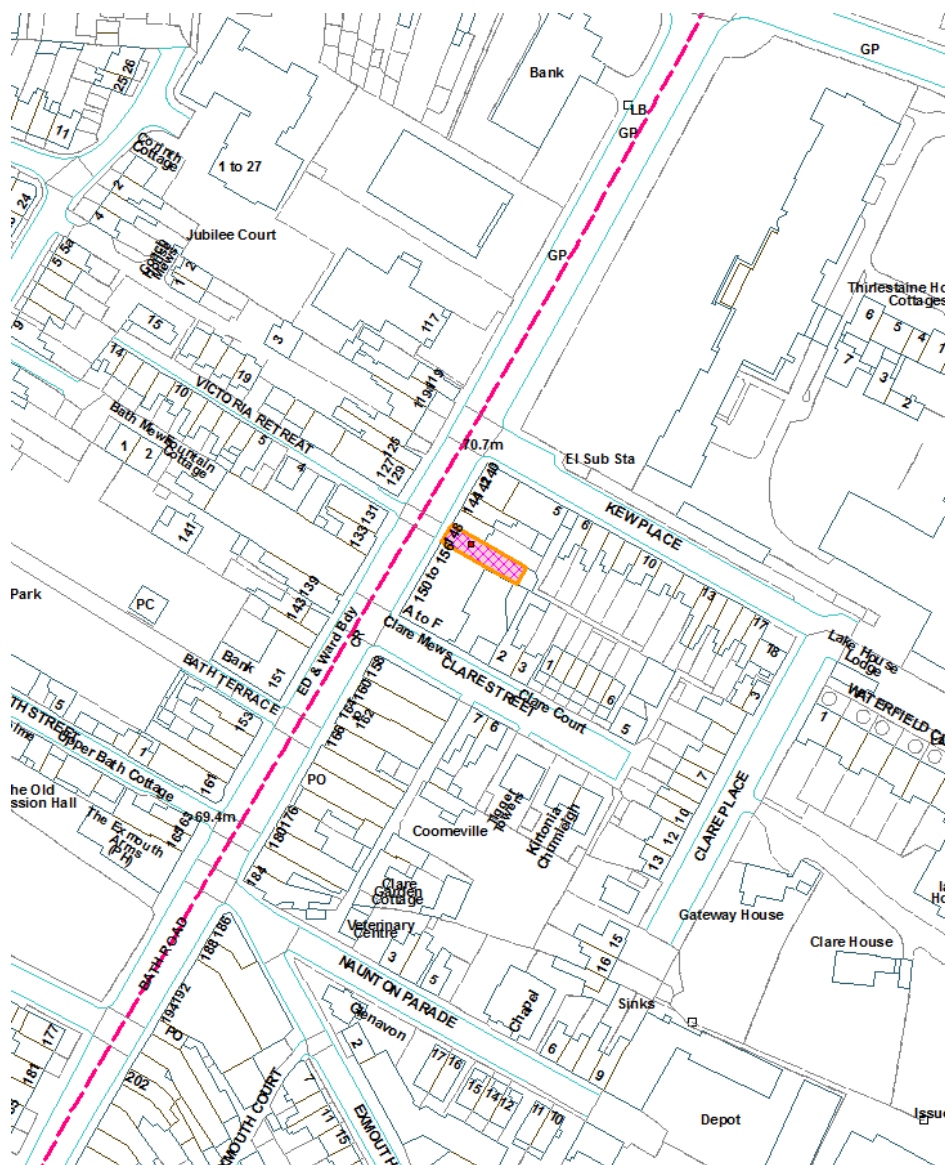


<b>APPLICATION NO:</b> 16/01546/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 20th September 2016	<b>DATE OF EXPIRY:</b> 15th November 2016
<b>WARD:</b> College	<b>PARISH:</b> N/A
<b>APPLICANT:</b>	Mr A Savvides
<b>AGENT:</b>	N/A
<b>LOCATION:</b>	148 Bath Road, Cheltenham
<b>PROPOSAL:</b>	Provision of glazed balustrade to front elevation

**RECOMMENDATION:** Refuse



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 This application relates to a property prominently located within the Bath Road Character Area, one of 19 character areas that together form Cheltenham's Central Conservation Area. The building, together with its neighbour, is identified as a positive building in the Townscape Analysis Map.
- 1.2 The site is also located within the Bath Road district shopping area, with the ground floor of the building in a commercial use as a barber shop, and residential accommodation on the upper floors.
- 1.3 The applicant is seeking planning permission for the provision of a glazed balustrade to the front of the building at roof level.
- 1.4 The application is before planning committee at the request of Cllr Sudbury on behalf of the applicant. Members will visit the site on planning view.

## 2. CONSTRAINTS AND PLANNING HISTORY

### Constraints:

Conservation Area  
District Shopping Area  
Smoke Control Order

### Relevant Planning History:

**13/02043/FUL**

**PERMIT**

**17th January 2014**

Alterations and extension to form 3no. additional flats over shops at 146 & 148 Bath Road.

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 3 Sustainable environment  
CP 4 Safe and sustainable living  
CP 7 Design

### Supplementary Planning Guidance/Documents

Bath Road Character Area Appraisal and Management Plan (2008)

### National Guidance

National Planning Policy Framework

## 4. CONSULTATION RESPONSES

### Heritage and Conservation

**11th October 2016**

1. The retention of this glazed balcony is of concern due to its design and materials, incongruous appearance and high visibility on the building and within the conservation area.
2. Extant approval 13/02043/FUL was given for a scheme which included the second floor setback behind a raised parapet which was detailed with the parapet "*to avoid an unsatisfactory junction at the abutment with the adjacent building south of the site*" (quote from applicant's Design & Access Statement).

3. The raised parapet was an appropriate design detail for a building of this style and scale. It also provided a solid balustrade at the right height to meet current building regulations to allow for use of the roof terrace.
4. Unfortunately the scheme has not been completed to the approved plans: the parapet wall is lower and as a result of this the glazed balustrade has been added.
5. No.148 Bath Road is shown on the 1884 OS Map and although there is little historic fabric remaining on its front elevation the downpipe arrangement and relationship to the parapet is typical of mid-century artisan dwellings of this age and style. The plot width, scale and form of No.148 are typical features of the historic terraces on Bath Road and are a recognised key characteristic of the conservation area.
6. The character of this part of the conservation area is diverse which derives from its specialist shops and independent cafes and public houses which are largely housed in historic buildings and whilst there is more scope in this area for variety, the juxtaposition of a glass balustrade with the historic roofline of adjacent buildings diminishes the special interest of the conservation area.
7. A key issue in this area is the loss of traditional architectural features on historic buildings and recent approved schemes in the area have sought to improve and address these issues.
8. No.148 has been much altered over the years and the recently approved scheme (13/02043/FUL) sought to improve its appearance by reinstating its historic appearance. Albeit that the approved materials and design details were not correctly adhered to, the building nevertheless has achieved this to a limited extent. This is evident in the six over six pane windows, the mansard roof and the attic dormer: all of which are historically referenced features.
9. The glass balustrade is overtly modern and not in keeping with the simple artisan appearance of No.148 or that of Nos.150 to 156 which have more successfully retained their Georgian character.
10. Furthermore without the parapet built to its intended height the building appears wrongly proportioned which isn't helped by the off-centre first floor window.
11. In my opinion correcting the height of the parapet will be of significant aesthetic benefit to No.148; the balustrade will be unnecessary and "the unsatisfactory junction at the abutment with the adjacent building south of the site" will be resolved as previously intended. The "off the shelf" glass balustrade is higher than the intended solid parapet and for this reason appears to be wrongly scaled and visually dominant.
12. The glass balustrade in this location is an anomaly that detracts from the special interest of the conservation area and noticeably diminishes its quality and significance. The harm that this will cause is unnecessary and implementation of the approved scheme is recommended.

## **5. PUBLICITY AND REPRESENTATIONS**

- 5.1 Letters of notification were sent to 11 neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. At the time of writing this report, 11 letters of support have been received in response to the publicity; the

comments have been circulated to Members separately. No local objection has been raised.

## **6. OFFICER COMMENTS**

- 6.1 The main considerations when determining this application relate to the planning history, design, and impact on the conservation area.
- 6.2 Planning permission was granted in January 2014 for alterations and extensions to nos. 146 & 148 Bath Road to form 3no. additional flats. These works have since been implemented albeit not in accordance with the approved plans.
- 6.3 As part of the previously approved scheme, it was proposed to replace an inappropriate first floor casement window to the front elevation of no.148 Bath Road with a traditional sliding sash window in an amended/enlarged opening to reflect the windows in the adjacent Natural Grocery Store, and to line through with the dormer window above. This element of the scheme was seen to be a heritage gain but regrettably has not been carried out as approved; instead, an inappropriate upvc window with top hung opening lights has been installed in the original albeit reduced opening. Furthermore, the parapet height to the front of the building is lower than that approved.
- 6.4 In addition, an external terrace has been created at second floor level which did not form part of the approved scheme. An unauthorised glazed balustrade was installed and an approved window replaced by a door to provide access.
- 6.5 The unauthorised glazed balustrade has since been removed with the exception of the brackets; however, this application seeks planning permission to reinstate it.
- 6.6 Matters relating to design, and impact on the conservation area have been fully addressed by the Conservation Officer in their comments above and it is not felt necessary to repeat them here; however, to summarise:
  - The glazed balustrade is of concern due to its design and materials, incongruous appearance and high visibility on the building, within the conservation area.
  - The glazed balustrade is overtly modern and not in keeping with the simple artisan appearance of No.148 or that of Nos.150 to 156 which have more successfully retained their Georgian character.
  - The glazed balustrade in this location is an anomaly that detracts from the special interest of the conservation area and noticeably diminishes its quality and significance.
  - Had the scheme been implemented in accordance with the approved scheme, the glazed balustrade would not be required; the harm that this will cause is therefore unnecessary.
- 6.7 In considering the planning balance of the proposal, the benefits of the scheme would serve only the applicant, and therefore the identified harm to the building would not be outweighed by any public benefits.
- 6.8 The recommendation therefore is to refuse planning permission for the following reason:

## **7. REFUSAL REASON**

- 1 No. 148 Bath Road is wholly located within Cheltenham's Central Conservation Area and as such the Local Planning Authority is statutorily required to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The proposed glazed balustrade which is overtly modern in its appearance would be at odds with the the simple artisan appearance of the building and that of its neighbours at nos.150 to 156 Bath Road which have more successfully retained their Georgian character, and would appear as an anomaly that would detract from the special interest of the conservation area.

The proposal is therefore contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policies CP3 and CP7, and national guidance set out within the National Planning Policy Framework.