

<b>APPLICATION NO: 16/01577/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 10th September 2016		<b>DATE OF EXPIRY:</b> 5th November 2016	
<b>WARD:</b> All Saints		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr Paul Haskins		
<b>AGENT:</b>	Mr Paul Jenkins		
<b>LOCATION:</b>	83 Hewlett Road, Cheltenham		
<b>PROPOSAL:</b>	Alterations and extensions to the building and conversion to provide 7 additional flats and ground floor retail unit		

## Update to Officer Report

### 1. CONSULTATIONS

#### Heritage And Conservation

*6th December 2016*

##### Analysis of Site

Prominent corner site, C19th in origin with 20thC single storey extension to the front with central opening and large windows to each side. The side of the building adjacent to Duke St is older and the extension on this side dates from between 1932 and 1954 whilst the other side is much later and of a different style. Recently in use as a public house identified in the Fairview Character Area Appraisal as a positive building within the conservation area but it appears to have ceased its primary use as a public house sometime ago and the condition of the building is deteriorating.

##### Comments

1. These comments are in response to a further revised scheme received on 11th November 2016.
2. The revisions have largely addressed my concerns regarding the retention of a clear hierarchy between the two ranges of the building as demonstrated by the retention of the two storey rear wing, which is of a similar scale and character to the artisan terraces on Duke Street.
3. As previously commented it was considered that the front of the building on Hewlett Road could accommodate an additional storey subject to appropriate period detailing but the rear range, which differs in terms of scale and design should remain two storey. This was advised due to the character of the existing building and its subservient relationship with the primary building on the Hewlett Road frontage and to retain the historic hierarchy between the larger Regency terrace and the smaller scale artisan terraces behind.
4. It is unfortunate that the existing chimneystacks are not retained or rebuilt on either range. In my opinion the loss of chimney stacks and pots diminishes the character of a traditional building and erodes the special interest of the conservation area and this aspect of the scheme should be reconsidered prior to determination.

### 2. OFFICER COMMENTS

Further to the previous report comments on the revised scheme were received from the conservation officer as detailed above. These comments confirm that the revisions overcome the majority of concerns but there remained a concern about the lack of chimney pots.

13<sup>th</sup> December 2016

In response to these comments revised plans have been submitted which introduce chimney pots. The conservation officer has confirmed that the revised plan is acceptable.

### 3. CONCLUSION AND RECOMMENDATION

The recommendation is unchanged and remains to approved the application subject to conditions.

### 4. CONDITIONS/REFUSAL REASONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning 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 the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The cycle parking provision shown on the approved plans shall be completed prior to the first occupation of the development and thereafter kept free of obstruction and available for the parking of cycles only.

Reason: To ensure adequate provision and availability of cycle parking in accordance with Local Plan Policy TP6 relating to parking provision in development.

- 4 All external facing and roofing materials shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order) the following shall be glazed with obscure glass and shall be maintained as such thereafter:

- South east facing bedroom window to apartment 6
- North east facing living room window to apartment 5
- North east facing bedroom window to apartment 7

Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

- 6 Prior to the installation of any new windows or doors full details to include the design, materials, colour and finish (including cills) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

- 7 Apartment 6 shall not be occupied until sound insulation has been installed within room which adjoins 6 Duke Street, in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the adjoining property, having regard to Policy CP4 of the Cheltenham Borough Local Plan (2006).

#### 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, the authority sought amendments to overcome the concerns raised.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.