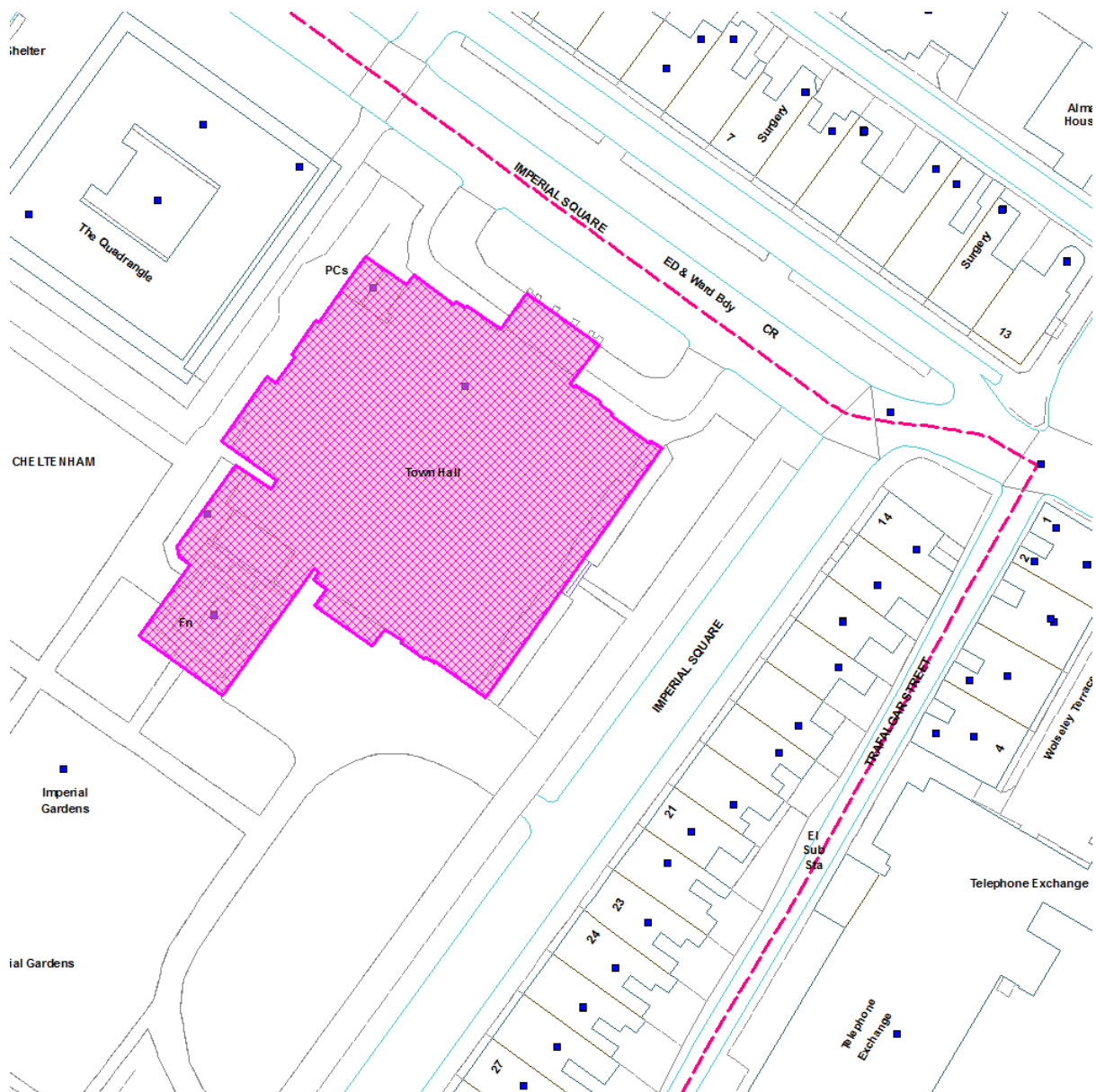


APPLICATION NO: 17/00291/LBC		OFFICER: Mr Adam Dyer	
DATE REGISTERED: 9th February 2017		DATE OF EXPIRY: 6th April 2017	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Borough Council		
AGENT:	n/a		
LOCATION:	Cheltenham Town Hall Imperial Square Cheltenham		
PROPOSAL:	Roof repairs		

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Cheltenham Town Hall is a Grade II listed building dating from 1907 and forms a major element of Imperial Gardens. The area of the proposed work is from a later extension, thought to date from the mid twentieth century. The application seeks to recover the flat roof over the Porte-cochre, offices at the front of the property, and for the removal and renewal of skylights.
- 1.2 The application is going to committee as due to the Arrangements for Handling heritage application Direction 2015, all applications for Local Authority owned heritage assets must go before planning committee for a decision.

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:

None relevant to this application

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)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Historic England

16th March 2017

Thank you for your letter of 6 March 2017 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

5. PUBLICITY AND REPRESENTATIONS

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

6. A site notice has been displayed at the site and an advertisement was published in the Gloucestershire Echo.

7. OFFICER COMMENTS

7.1 Determining Issues

7.2 The key consideration in relation to this application is the impact of the works 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.

7.3 The application is for recovering of flat roofs to the front of the property over offices and Porte-cochere and for the removal and/or renewal of skylights.

7.4 The current roof materials are in a poor condition and in urgent need of replacement due to causing major leaks within the building. The works would replace the existing roof materials on a like for like basis and propose to colour match the existing asphalt. For the works, the application provides a detailed method statement on how the Bauder LiquiTEC Roof System will be applied. This is suitable and will preserve the historic and architectural interest of the building.

7.5 Whilst unseen from the ground level, the removal of roof lights is a positive step, resulting in the de-cluttering of the roof. The renewal on a like for like basis of roof lights in a poor condition will also not impact on the architectural or historic interest of the listed building.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In order to ensure the building remains water tight and preserve its architectural and historic interest it is recommended that consent is granted.

9. CONDITIONS / INFORMATIVES

- 1 The works hereby granted 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 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 All disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.
Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy BE9 of the Cheltenham Borough Local Plan (adopted 2006) and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).