

APPLICATION NO: 17/00268/LBC	OFFICER: Mr Adam Dyer
DATE REGISTERED: 8th February 2017	DATE OF EXPIRY: 5th April 2017
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Council Property Services
LOCATION:	Municipal Offices, Cheltenham Borough Council, Promenade
PROPOSAL:	Replacement of some of the fire doors in the Municipal Offices

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Municipal Offices (currently the home of Cheltenham Borough Council) is part of a Grade II* listed terrace of 19 houses constructed in the early 19th century. The application seeks to remove and replace 24 mid twentieth century fire doors, painting 3 heritage fire doors and apply smoke/heat seals to bring them up to the required fire resistance standards.
- 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
Flood Zone 3
Listed Buildings Grade 2star
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

27th February 2017

Thank you for your letter of 8 February 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

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. 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.
- 6.3** The application seeks to carry out a number of works to the internal doors in the Municipal Offices in order to achieve the required Fire Risk rating. The work aims to reduce to a minimum the removal of existing historic material.
- 6.4** The proposal includes removing 24 mid twentieth century fire doors and replace with new fire doors of a similar design, with ironmongery and hinges to match existing with new smoke/heat seals. Visually, the impact of removing and replace 24 mid twentieth century fire doors will be negligible. Whilst this will not result in the reinstatement of original style doors it will not adversely impact the historic or architectural interest of the building any more than the current doors.
- 6.5** Furthermore, 3 historic doors will be painted with intumescent paint, and along with other modern doors smoke/heat seals will be applied to bring them up to the required fire resistance.
- 6.6** The application has used and referred to the detailed Historic Assessment of the Municipal Offices by Architect Design Partnership. This has clearly identified original and historic fabric, with all significant historic fabric retained.

7. CONCLUSION AND RECOMMENDATION

- 7.1** For the above reasons it is recommended that consent is granted.

8. 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).