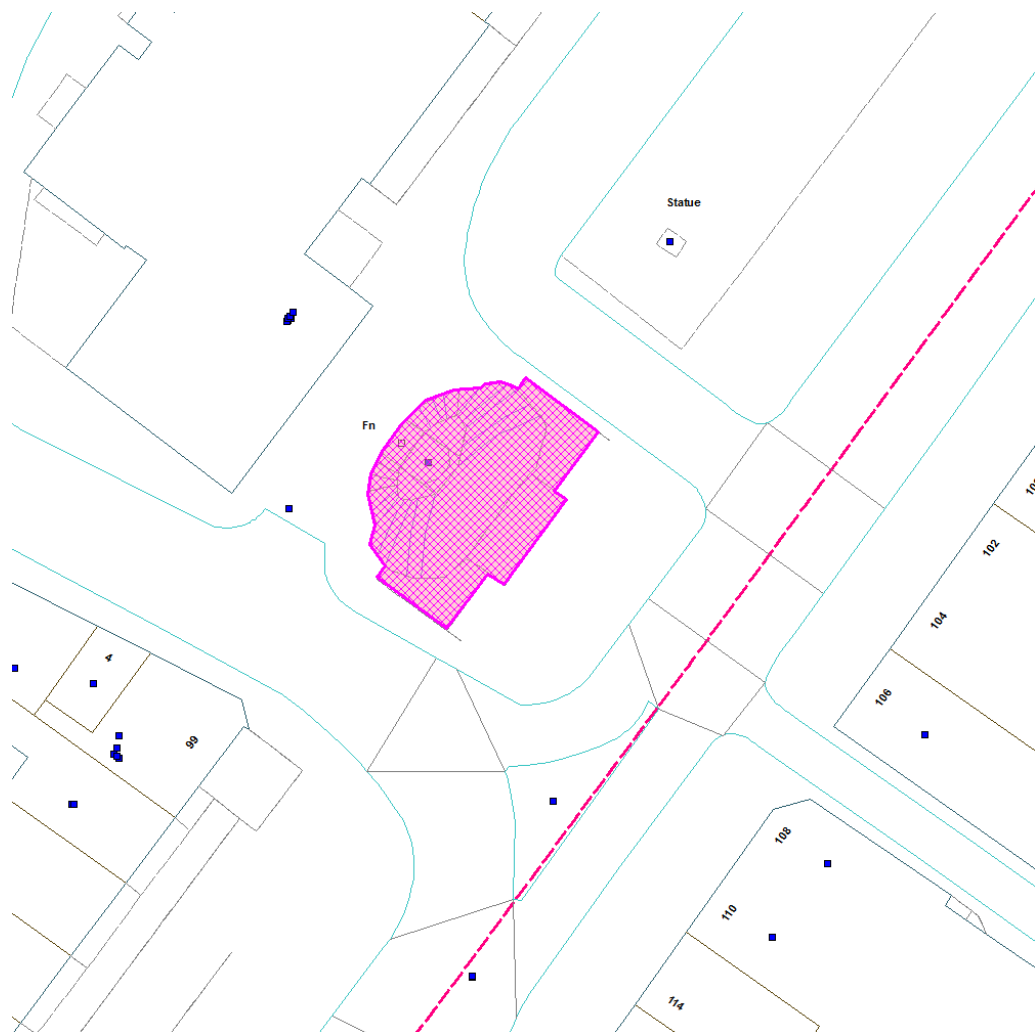


APPLICATION NO: 17/00670/LBC	OFFICER: Mr Adam Dyer
DATE REGISTERED: 3rd April 2017	DATE OF EXPIRY: 29th May 2017
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	n/a
LOCATION:	Neptune's Fountain Promenade Cheltenham
PROPOSAL:	Fitting of stainless steel clamps to coping and stainless steel skewers to horses head to prevent separation

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

Neptune's Fountain is a Grade II listed structure located in a prominent location on Cheltenham's historic Promenade. The application proposes to fit stainless steel clamps to the coping stones and stainless steel skewers to the horses head to prevent separation and ensure its long term survival.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Core Commercial Area
Flood Zone 2
Flood Zone 3
Listed Buildings Grade 2
Smoke Control Order

Relevant Planning History:

87/01258/AN 17th December 1987 REF

Telephone Boxes On The Promenade Cheltenham Gloucestershire - Display Of Non Illuminated Advertisement

17/00641/CLBW 9th May 2017 CERTPU

To repair falling render beneath horse bowl. Strip old render back to a stable surface with hammer and chisel, clean off soil and debris. Excavate gravel and soil from behind retaining walls and place protective sheeting (Mypex or similar) to minimise further egress of water and soil. Replace soil and gravel. Allow to dry and apply new Belzona render to match existing.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

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

24th April 2017

Thank you for your letter of 13 April 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.

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 was displayed near to the site and a Gloucestershire Echo advert was placed.

6. OFFICER COMMENTS

- 6.1** The key consideration in relation to this application is the impact of the works on the listed building and the conservation area. 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.
- 6.2** The proposal includes removing the existing iron fixings and replace with stainless steel clamps to coping stones and stainless steel skewers to horses head to prevent separation.
- 6.3** At present there is diagonal cracking to one of the horses heads. This forms a prominent feature of the fountain, and if nothing is done the continuous wetting and drying, along with occasional freezing within the winter months will lead to further expansion of the crack and eventual separation of the head. The proposal is to therefore drill three holes and bed stainless steel resin skewers within. The use of stainless steel will ensure a high degree of rust protection. The holes will then be filled by a mixture of lime and Portland stone dust, largely masking any evidence of the repair. The proposed works are proportionate to the risk, and they will help maintain one of the town's most popular landmarks.
- 6.4** The proposal to inset stainless steel cramps to lock the coping stones together will also ensure the continued survival of the statue. As this will prevent the soil and gravel moving them over a period of time. The proposed method and render mix is also appropriate.

7. CONCLUSION AND RECOMMENDATION

- 7.1** It is recommended that consent is granted with the following conditions:

8. CONDITIONS

- 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).