

APPLICATION NO: 17/01380/FUL & LBC		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 14th July 2017		DATE OF EXPIRY: 13th October 2017	
WARD: Park		PARISH: n/a	
APPLICANT:	Mr Jones		
AGENT:	RRA Architects		
LOCATION:	Lypiatt Lodge, Lypiatt Road, Cheltenham		
PROPOSAL:	Conversion of residential care home (Class C2) to 13no. apartments (Class C3) comprising 2no. one bed units and 11no. two bed units		

RECOMMENDATION: Permit / Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Lypiatt Lodge, formerly known as Astley House, is a grade II listed building located within the Lansdown Character Area, one of 19 character areas that together form Cheltenham's Central Conservation Area. The building is highly prominent within the street scene with views available from both Lypiatt Terrace, and Andover Road to the rear. A large Copper Beech tree and 3no. Limes trees within the site are covered by a Tree Preservation Order (TPO).
- 1.2 The building was first constructed as a pair of semi-detached villas, c1840-50, but has been in use as a residential nursing home (Class C2) for a number of years. The building has been previously extended by way of a large modern extension to the rear and, more recently, the building has undergone an extensive programme of external repair and maintenance.
- 1.3 Members will recall that planning permission and listed building consent was granted in December 2016 for the erection of a part two storey, part single storey extension the rear of the building to form a new dining room on the ground floor with an extended kitchen over.
- 1.4 This application is now seeking planning permission and listed building consent for the conversion of the building to create 13no. apartments (Class C3) comprising 2no. one bed units and 11no. two bed units.
- 1.5 The application is before the planning committee at the request of Cllr Fisher due to the loss of employment, and the loss of the care home facility. Members will visit the site on planning view.

2. CONSTRAINTS AND PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Smoke Control Order
Grade II Listed Building

Planning History:

CB14274/00	PERMIT	13th December 1978
Demolition of the conservatory and erection of study		
CB10530/02	PERMIT	25th April 1980
Conversion of garden store to self-contained flatlet and erection of new store		
CB10530/03	PERMIT	21st March 1991
Addition of lift and atrium plus extra floor on existing addition		
CB14274/01	PERMIT	23rd January 1992
Change of use from residential flats to Nursing Home; demolition of garages and construction of car parking area in accordance with revised plans received on 23 Dec 91 and 10 Jan 92		
CB22367/00	PERMIT	12th November 1998
Demolition of existing office block at rear and construction of two storey extension (revised plans)		

CBL1671/00	PERMIT	17th June 1999
Demolition of office block, two storey extension and internal alterations		
CB22367/01	PERMIT	17th June 1999
Proposed conservatory		
CBL1671/01	PERMIT	17th June 1999
Proposed conservatory		
00/00102/LBC	GRANT	27th March 2000
Removal of existing metal window and replacement with timber window		
15/01569/LBC	GRANT	12th February 2016
Cleaning, repair and replacement of natural stone surfaces and features		
15/02010/FUL	WITHDRAWN	2nd February 2016
Two storey rear extension to form new dining room on the ground floor with extended kitchen over		
15/02010/LBC	WITHDRAWN	2nd February 2016
Two storey rear extension to form new dining room on the ground floor with extended kitchen over together with internal refurbishment works and upgrading		
16/00499/FUL	REFUSE	22nd July 2016
Part two storey, part single storey rear extension to form new dining room on the ground floor with extended kitchen over (revised scheme)		
16/00499/LBC	REFUSE	22nd July 2016
Part two storey, part single storey rear extension to form new dining room on the ground floor with extended kitchen over together with internal refurbishment works and upgrading (revised scheme)		
16/02012/FUL	PERMIT	16th December 2016
Part two storey, part single storey rear extension to form new dining room on the ground floor with extended kitchen over (revised scheme following refusal of planning permission ref. 16/00499/FUL)		
16/02012/LBC	GRANT	16th December 2016
Part two storey, part single storey rear extension to form new dining room on the ground floor with extended kitchen over together with internal refurbishment works and upgrading (revised scheme following refusal of listed building consent ref. 16/00499/LBC)		

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

- CP 1 Sustainable development
- CP 3 Sustainable environment
- CP 4 Safe and sustainable living
- CP 7 Design
- BE 7 Parking on forecourts or front gardens in conservation areas
- BE 9 Alteration of listed buildings
- GE 5 Protection and replacement of trees
- GE 6 Trees and development
- HS 1 Housing development
- TP 1 Development and highway safety

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

24th July 2017

The proposal is to convert the existing 32 bed care home off Lypiatt Drive, a privately maintained highway. The proposed 13 flats are expected to generate generally less daily and peak hour trips than the existing care home demonstrated by a TRICS analysis which illustrated an estimated 63 daily and 8 peak hour two-way vehicle trips compared to 27 daily and 7 peak hour trips. Therefore the highway impact and site access use would be expected to be reduced.

The site is sustainably located within walking and cycling distance of the town centre, nearby amenities and regular bus services or rail services to other areas reducing reliance on private vehicle use.

The statement states the vehicle and pedestrian accesses will remain unchanged however the site layout which currently provides two accesses off the adjacent highway appears to be to be modified restricting access to provide 13 parking spaces or one per dwelling. The proposed parking layout does include two new spaces either side of the building entrance which reduces the existing width of the site access but is considered passing can be made between the two rows of parking and at the site access. The parking numbers are considered sufficient based on proposed flatted accommodation dwelling sizes, the sustainable alternatives and off-site parking provision if required albeit subject to permit and parking restrictions.

It is noted the parking spaces alongside Lypiatt Road do reduce the footway crossover to approximately 500mm wide, however as this is an unadopted road with only a short stretch of footway beyond the site to the rear of no.10 before it ends adjacent to garages and the road narrows into an un-surfaced lane this would not likely cause a significant issue.

However if the drop kerb is contested as a privately maintained highway then a stopping up process may be required.

Therefore in conclusion I recommend no objection subject to the following conditions;

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason:- To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and TP1 of the Local Plan.

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in general accordance with the submitted plans, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework and TP1 of the Local Plan

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 13 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason:- To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework and TP1 of the Local Plan

Note: Please be aware if the drop kerb to be stopped up and provided as part of the site proposed parking affect existing privately maintained highway land then a stopping up process may be required.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development.

It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Heritage and Conservation

31st August 2017

The key consideration in relation to these comments is the impact of the works 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 its setting or any features of special architectural or historic interest which it possesses, whilst section 72 (1) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Lypiatt Lodge is a grade II listed building, located within the Lansdown Character Area of the Central Conservation Area. The building was originally a pair of semi-detached villas, but over time has had various alterations and additions to the rear in order to facilitate its conversion into a care home and is now a single property. The building dates from c.1840-50.

The building occupies a key position in the conservation area, located at the corner of Lypiatt Drive, with the rear backing on the Suffolk Road.

Internal works

On the whole the internal works are generally acceptable, with a number of rooms being restored to the original proportions. There are small elements of historic fabric that are

proposed to be lost, but there are substantial conservation gains within this application which help balance the proposals.

I do however have some concerns over the loss of fabric to the lower ground floor. It appears that a large section of wall in flat 2 to access the kitchen is to be removed- is a downstand proposed to be retained to acknowledge the original room proportions?

It was not possible to enter certain rooms, however, the wall proposed to be removed in flat 3- formerly bedroom 28 appears to be a substantial and unreasonable loss of historic fabric. Clarification will be needed on if this wall is original or as part of the conversion to the buildings current use?

External Work

The later rear range uses elements from the principle elevation and results in confusing the usually subservient rear of the building such as this, which detracts away from the character of the listed building as a whole. With the largescale work proposed on this site this may provide a suitable opportunity to rectify this and thus enhance the architectural character of the building. This heritage gain would also help mitigate any loss of historic fabric elsewhere within the proposed scheme.

The building also contains a number of unsightly openings and so proposals to remove these and make good, including replacement windows, subject to a final design, are welcomed and will be of benefit to the character of the listed building.

Restoration and fixing of the stone work on the front elevation is welcomed, however the proposed drawings fail to reflect the new repaired balcony.

The removal of the glass box room and replacement with a wall, retaining the existing columns is acceptable.

I am concerned about the addition of the metal staircase to the later modern rear range. This appears incongruous with the building, and an unsightly addition that detracts away from the character of the listed building. In my opinion, an internal stair located within the rear range would be appropriate.

Site Plan

I am concerned with regards to the parking situation, it appears that these cars will be directly fronting the road, protruding further ahead of the building line. In my opinion this will have a detrimental impact on the street scene and the wider conservation area.

Stone Cleaning

There is considerable staining on the side elevations of the building, clarification will therefore be required on if any stone cleaning will be taking place. Listed Building Consent is required for any abrasive cleaning of any part of the building.

Summary

On the whole the proposed works are acceptable, I do however have concerns over the external metal staircase, loss of historic fabric and the car parking situation.

Please ask the applicant to address these concerns and re-consult.

Heritage and Conservation (revised comments)

9th October 2017

The amendments have addressed my previous concerns, and it is therefore recommended to grant consent with the following conditions.

1) The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

- a) External doors
- b) Internal doors
- c) Windows
- d) Cornicing
- e) Timber gates

The details of the above shall include the following:

- a) Materials, finishes and colour.
- b) Elevations and section drawings to include moulding cross sections, where mouldings are used.

The works shall not be carried out unless in accordance with the details so approved.

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).

2) 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).

3) No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the LPA. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recoded to the approval of the LPA.

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).

4) Prior to the commencement of works, a sample panel of new facing brickwork (with coping detail where appropriate) shall be constructed on site to illustrate the proposed brick type, bond, colour and texture of pointing. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the development to provide consistency. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the new brickwork is sympathetic to the existing facing brickwork on the principal listed building to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.

Informative:

Listed Building Consent is required for any abrasive cleaning of any part of this building. The carrying out of such work without consent may render the applicant, owner, agent and/or contractors liable for enforcement action and/or prosecution.

Minerals and Waste Planning

20th July 2017

Please accept this correspondence as the initial view of the Authority (M&WPA) for Gloucestershire concerning the aforementioned planning application(s).

All major planning applications (10 or more dwellings, residential sites of 0.5ha or more and other development in excess of 1,000m² or over 1ha) should be accompanied by an appropriately detailed Waste Minimisation Statement (WMS).

The production of a WMS is a specific requirement of the development plan for Gloucestershire as set out under WCS Core Policy 02 - Waste Reduction. It is needed to show how waste arising during the demolition (including site preparation), construction and occupation of development will be minimised and managed, and how recycling during the occupational life of the development will be provided for.

Full policy text and supporting information for WCS Core Policy 02 - Waste Reduction can be obtained online at: - <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/gloucestershire-waste-core-strategy/>.

To support applicants preparing planning applications and assist decision makers in their consideration of waste minimisation matters, local guidance has been published - Gloucestershire Supplementary Planning Document: Waste Minimisation in Development Projects (WM-SPD).

The WM-SPD can be obtained online at: - <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/waste-minimisation-in-development-projects-spd/>.

Please note that a WMS is not the same as a voluntary Site Waste Management Plan (SWMP), although much of the information required for both is very similar. A significant difference of a WMS is the need to consider waste minimisation commitments, which go beyond the construction phase.

Where decision makers are satisfied that the waste minimisation matters of a particular proposal have and / or will be sufficiently addressed in accordance with WCS Core Policy 02 - Waste Reduction, the advice of the M&WPA is to attach relevant conditions to any subsequent planning approval that may materialise. Examples of conditions for outline, full and reserved matters applications can be found in Appendix F of the WM-SPD.

Not engaging or providing insufficient information in respect of waste minimisation matters could put at risk the acceptability of proposed development. The failure to address waste minimisation may be a reasonable ground for a decision maker to refuse planning permission.

The M&WPA for Gloucestershire reserves the right to submit an additional response(s) to that contained in this correspondence with respect of the aforementioned planning application(s).

If you have any further queries regarding this consultation response, please do not hesitate to contact the M&WPA for Gloucestershire via: - m&wplans@gloucestershire.gov.uk.

Building Control

27th July 2017

A fire strategy of the building will need to be considered to justify the proposed internal layouts.

Any external guarding is required to be a minimum of 1100mm high and non-climbable.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out 47 neighbouring properties. In addition, two site notices were posted and an advert published in the Gloucestershire Echo. No representations have been received in response to the publicity.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The key considerations when determining this application are the principle of the change of use; design and layout, and impact on the listed building and conservation area; neighbouring amenity; and parking and highway safety.

6.2 Principle of change of use

6.2.1 It is acknowledged that the proposal would result in a loss of jobs, and the care home facility, but there is no local plan policy which specifically seeks to retain C2 uses within the borough. Local plan policy EM2 (safeguarding of employment land) relates only to Use Classes B1, B2 or B8 inclusive. As such, the proposed change of use from a residential care home to 13no. apartments is considered to be acceptable in principle, and entirely appropriate in this location.

6.3 Design and layout, and impact on the listed building and conservation area

6.3.1 Local plan policy CP7 (design) requires all new development to be of a high standard of architectural design; to adequately reflect principles of urban design; and to complement and respect neighbouring development and the character of the locality. In addition, policy BE9 advises that the external alteration of a listed building which would adversely affect its character will not be permitted.

6.3.2 Furthermore, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; Section 72(1) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

6.3.3 The Conservation Officer has reviewed the works proposed to the interior of the building from a listed building perspective and generally considers the works to be acceptable. Clarification has been received in response to the two areas of concern raised in their initial response.

6.3.4 Following the omission of the external spiral entrance stair to the rear, the Conservation Officer is also largely supportive of the external works.

6.3.5 Conditions are suggested to ensure that the detailed design of some elements of the scheme are appropriate to the listed building, and its setting within the conservation area.

6.4 Neighbouring amenity

6.4.1 Local plan policy CP4 (safe and sustainable living) requires all development to avoid causing unacceptable harm to the amenity of adjoining land users and the locality. Consideration is given to a number of matters including, but not limited to, loss of sunlight and/or diffuse daylight, loss of outlook, and loss of privacy.

6.6.2 Additionally, one of the core planning principles set out within paragraph 17 of the NPPF is to *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*.

6.6.3 As proposed, the conversion scheme would not result in any significant overlooking or loss of privacy, outlook or daylight to neighbouring land users, and no objection has been raised by local residents in this regard.

6.5 Parking and highway safety

6.5.1 Local plan policy TP1 (development and highway safety) seeks to prevent development that would endanger highway safety.

6.5.2 The development proposals for the site have been fully considered by the GCC Highways Development Management Team and their detailed response, in Section 4 above, concludes that the Highway Authority raises no highway objection subject to conditions.

6.5.3 Car parking would be provided at a rate of 1 space per dwelling and this is considered to be acceptable in this location, particularly given that Gloucestershire does not currently have any parking standards. Additionally, the site is sustainably located in close proximity to the town centre and public transport services. Secure and covered cycle storage facilities would also be provided within the site.

6.5.4 Although the frontage of the site is already largely hard surfaced and used for parking, as part of the landscaping proposals it is intended to introduce a boundary hedge along part of the frontage to help mitigate its impact on the street scene and wider conservation area; this could be adequately controlled by condition.

6.6 Recommendation

6.6.1 With all of the above in mind, the recommendation is to grant both planning permission and listed building consent, subject to the following conditions

7. CONDITIONS

17/01380/FUL

- 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 Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall:
- i. specify the type and number of vehicles;
 - ii. provide for the parking of vehicles of site operatives and visitors;
 - iii. provide for the loading and unloading of plant and materials;
 - iv. provide for the storage of plant and materials used in constructing the development;
 - v. provide for wheel washing facilities;
 - vi. specify the intended hours of construction operations; and
 - vii. measures to control the emission of dust and dirt during construction.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and TP1 of the Local Plan.

- 4 Prior to first occupation of the development hereby permitted, vehicular parking and turning facilities shall be provided in accordance with approved Drawing No. 2535P(0)301 A, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 32 and 35 of the National Planning Policy Framework, and Policy TP1 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 Prior to first occupation of the development hereby permitted, secure and covered cycle storage facilities shall be provided in accordance with approved Drawing No. 2535P(0)304 A, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up, in accordance with paragraph 32 of the National Planning Policy Framework.

- 6 Prior to first occupation of the development hereby permitted, refuse and recycling storage facilities shall be provided in accordance with approved Drawing No. 2535P(0)304 A, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that adequate sustainable waste management and recycling is provided, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

- 7 Prior to first occupation of the development hereby permitted, a detailed scheme for landscaping, tree and/or shrub planting and associated hard surfacing (which should be permeable or drain to a permeable area) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout. The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 8 All planting, seeding or turfing approved under condition 7 above shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

17/01380/LBC

- 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 granted 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 following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority:

- a) External doors;
- b) Internal doors;
- c) Windows;
- d) Cornicing; and
- e) Timber gates.

The details of the above shall include the following:

- a) Materials, finishes and colour; and
- b) Elevations and section drawings to include moulding cross sections, where mouldings are used.

The works shall not be carried out unless in accordance with the details so approved.

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), Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Historic Environment Good Practice Advice (note 2).

- 4 Prior to the erection of the new gardens walls, a sample panel of new facing brickwork (with coping detail where appropriate) shall be constructed on site to illustrate the proposed brick type, bond, colour and texture of pointing. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the development to provide consistency. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the new brickwork is sympathetic to the principal listed building to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses,

having regard to Policy BE9 of the Cheltenham Borough Local Plan (adopted 2006), Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Historic Environment Good Practice Advice (note 2).

- 5 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), Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Historic Environment Good Practice Advice (note 2).

INFORMATIVES

17/01380/FUL

- 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 revisions to omit the proposed external stair to the rear of the building which would have appeared as an incongruous and unsightly addition to the building.

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

- 2 Note: If the drop kerb is to be stopped up and provided as part of the site, the proposed parking may affect existing privately maintained highway land, and a stopping up process may be required.

17/01380/LBC

- 1 Note: Listed Building Consent is required for any abrasive stone cleaning of any part of this building. The carrying out of such work without consent may render the applicant, owner, agent and/or contractors liable for enforcement action and/or prosecution.