

APPLICATION NO: 17/00887/LBC	OFFICER: Mr Adam Dyer
DATE REGISTERED: 4th August 2017	DATE OF EXPIRY: 29th September 2017
WARD: All Saints	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes Ltd
LOCATION:	42 London Road Cheltenham Gloucestershire
PROPOSAL:	Repair of stone stair treads to basement steps

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 42 London Road is a Grade II* listed building located within the Sydenham Character Area of the Central Conservation Area. The property is located within a terrace of 6 houses dating from 1816-17.
- 1.2 The applicant seeks to repair the basement external steps by splicing in new Forest of Dean sandstone.
- 1.3 The application is going to planning committee as the applicant is Cheltenham Borough Homes, with the property owned by Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Listed Buildings Grade 2star

Relevant Planning History:

00/01410/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment
BE 9 Alteration of listed buildings

Supplementary Planning Guidance/Documents

Central conservation area: Sydenham Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Building Control

18th August 2017

No comment

Historic England

17th August 2017

Thank you for your letter of 9 August 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	6
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 A site notice was displayed near the site and an advert placed in the Gloucestershire Echo.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 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.

- 6.3 The current basement steps are in a poor state, where they have become worn away over many years to the point that they have become a safety concern. As a result they are uneven and a potential slip hazard when wet.

- 6.4 The proposal is to therefore cut in and remove small sections of worn away stone and splice in new pieces of Forest of Dean sandstone. This will therefore help restore the steps to their former glory, and preserve the architectural interest of the listed building. A method statement outlining an appropriate approach for the proposed work has been included as part of this application.

7. CONCLUSION AND RECOMMENDATION

- 7.1 For the above reasons 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).

- 4 Notwithstanding the submitted details, 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:

Stone Sample

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).