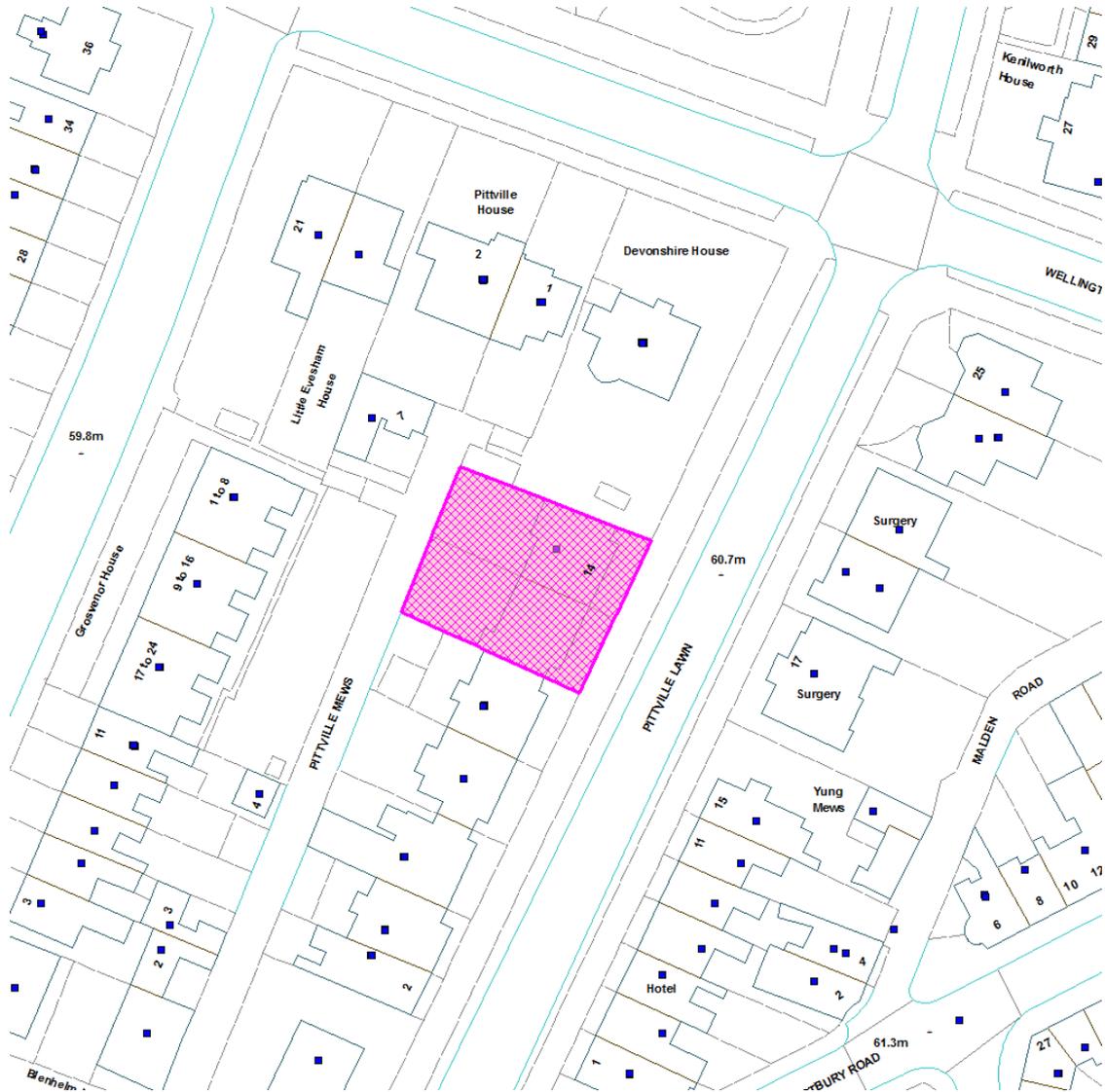


APPLICATION NO: 17/02022/FUL & LBC	OFFICER: Mr Joe Seymour
DATE REGISTERED: 17th October 2017	DATE OF EXPIRY: 12th December 2017
WARD: Pittville	PARISH:
APPLICANT: Mr E M Lumley	
AGENT:	
LOCATION: The Cheltenham Townhouse 12 - 14 Pittville Lawn Cheltenham	
PROPOSAL: Change of use from C1 (hotel) to C3 (residential) to revert from guest house to two dwellings	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 12 - 14 Pittville Lawn is a pair of semi-detached villas that is currently also known as 'The Cheltenham Townhouse' due to its use as a hotel. The building was constructed in 1848 as part of Joseph Pitt's original Pittville Estate and is now listed Grade II.
- 1.2 The building's frontage is on to Pittville Lawn which now forms a cul-de-sac enclosed by the green-painted iron Pittville Gates, which are also listed Grade II. The application site is also within Pittville Character Appraisal Area of Cheltenham's Central Conservation Area.
- 1.3 The proposal seeks planning permission and listed building consent to change the building back into its original use as a pair of semi-detached dwellings.
- 1.4 The applications have been referred to the Planning Committee because the proprietor of the existing hotel business is a Ward Councillor.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Listed Buildings Grade 2
Smoke Control Order

Relevant Planning History:

85/01058/PC 23rd January 1986 PER
14 Pittville Lawn Cheltenham Gloucestershire - Change Of Use To Residential Hotel

85/01059/PC 23rd January 1986 PER
12 Pittville Lawn Cheltenham Gloucestershire - Change Of Use To Residential Hotel

85/01262/PC 12th December 1985 PER
14 Pittville Lawn Cheltenham Gloucestershire - Change Of Use To Nursing Home

85/01263/PC 12th December 1985 PER
12 Pittville Lawn Cheltenham Gloucestershire - Change Of Use To Nursing Home

96/01052/PC 20th February 1997 PER
Change Of Use To Hotel/Guest House

04/00541/LBC 24th May 2004 GRANT
Erection of decking at rear ground floor level with storage area below; increased height of boundary wall; creation of new door opening to deck by alteration of ground floor window; internal alterations to basement bedroom; new door to basement; and alterations to provide store in basement (retrospective)

04/00547/FUL 24th May 2004 PER
Erection of decking at rear ground floor level and increased height of boundary wall (retrospective)

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 2 Residential character in conservation areas
BE 6 Back lanes in conservation areas
BE 9 Alteration of listed buildings
BE 10 Boundary enclosures to listed buildings

Supplementary Planning Guidance/Documents

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

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Heritage And Conservation

13th November 2017

12-14 Pittville Lawn is a Grade II listed pair of semi-detached property. Although originally two individual houses in the twentieth century they were joined to create a nursing home, which has subsequently been converted into a hotel. The conversions have resulted in a large number of en-suites being added to rooms, in addition to subdivisions to create corridors connecting the two properties.

Legislative Framework

In providing comments on the application Building Conservation has regard to Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act (PLBCAA) which requires the local authority to have special regard to the desirability of preserving the listed building its setting and any features of special architectural or historic interest which it possesses; and the desirability of preserving and enhancing the character of the Conservation Area. The National Planning Policy Framework (NPPF) is a significant material consideration and cognisance has been given to Chapters 7 'Requiring Good Design' and 12 'Conserving and Enhancing the Historic Environment'.

Assessment of Development Proposals

The application seeks to change of use from a hotel to two individual dwellings. The principle of this is welcomed and will result in the properties being converted back to the historical use. In addition to the removal of a number of unsympathetic intervention such as en suite bathrooms to rooms.

Please could clarification be provided that cornicing, and skirting is to match where rooms are to be restore back to the original proportions?

Reinstatement of the rear garden is welcomed, with further details to be conditioned at a later date.

Plaster has fallen away in the rear boiler room, and a chemical DPC been injected into the wall. This work requires listed building consent, and is not something we would usually support. However, as this work has already taken place I would recommend that it is included within this application. As a result of damp the plaster appears to have failed, with

the remainder removed. As traditionally the walls would not be exposed, in order to preserve the architectural and historic character of the building they should be re-plastered. Whilst a lime plaster would be preferred, there is evidence of a modern plaster on the walls, so a modern gypsum based plaster would be acceptable in this instance.

It should be noted that chemical DPCs are rarely effective on historic building, and where inappropriately installed, can be damaging, ineffective and an unnecessary expense. The walls of many historical buildings are constructed with an irregular mix of materials that could not be expected to accept or sustain contemporary injected chemical damp proof courses (DPC's). Due to the wall thickness and the sparse population of physical mass, modern, injectable chemical DPC's do not achieve an even distribution throughout the substrate.

Subterranean areas will always be subject to penetrating damp due to the earth that bears against the structure. Whilst the work is complete now, it would be worth including this within this application.

Clarification is needed as to whether any hard surfacing is proposed to the front gardens of no. 12 as it is currently grass, or will this form part of a later application?

Conclusion

Building Conservation has evaluated the application having regard to Sections 16 and 66 of the PLBCAA and the policies set out in the NPPF.

It is considered that the significance of the buildings would be enhanced by returning them back to their original historical use. Overall, the changes are welcomed, and whilst clarification is needed on the above points the application in principle would be supported.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	10
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main issues that need to be assessed for this application are the principle of the proposed use change, the impact it would have on the listed building, the impact it would have on neighbouring properties and parking.

6.3 Principle of Proposed Use Change

6.4 The building has been used as a hotel for the last 20 years and before that a nursing home, however the building was originally constructed as two dwellings in 1848. The proposal is to return the building back into its original residential use, which is welcomed. There is no Local Plan Policy specifically seeks to protect or retain C1 (hotel) uses within the Borough. Consequently, there is no objection to the principle of a building with a hotel use being changed into a residential use.

6.5 The proposed change of use has benefits in historic building conservation terms because it means invasive additions from its former uses as a nursing home and hotel (such as

stud partitions, fire safety equipment, stair lifts etc.) can be removed and more of the building's significance can be revealed.

6.6 The proposal would also make a small contribution to alleviating the Council's current five-year housing land supply deficit. The site is within the principal urban area of Cheltenham and is therefore a sustainable location for residential development due to the ability for future occupants to access a variety of services and amenities without relying on the use of a private car.

6.7 The proposed re-use of a listed building to create two new dwellings in this location is considered to be a sustainable form of development in principle as it accords with Local Plan Policies CP1 and CP3 and the core planning principles set out in paragraph 17 of the National Planning Policy Framework (NPPF).

6.8 Impact on the Listed Building

6.9 The Heritage and Conservation Officer has set out their findings in section 4 of this report above. It was concluded that the principle of changing the use of the listed building from a hotel into two dwellings is acceptable because it involves reverting the building back into its original use.

6.10 No external alterations to the building would be required and the internal alterations that are proposed largely involve the removal of modern additions that were inserted for the nursing home and hotel uses.

6.11 In response to the queries raised by the Heritage and Conservation Officer, the applicant has confirmed the following:

- Any altered structure, particularly in the reinstated rooms, will have skirting and Cornicing re-instated to match the original.
- There will be no alterations to surfaces and paving to the front. It will remain as grass as existing.
- In the short term the boiler room walls will be left as bare brick to allow the wall to breathe and increase any water evaporation from the wall. If the walls are altered they will be stripped of modern plaster, repaired in matching brickwork and finished with a lime plaster.

6.12 The final point relates to the unauthorised works that have taken place in the boiler room. It is considered that this issue can be regularised with a separate retrospective application for listed building consent and it should not have a bearing on the outcome of this proposal.

6.13 NPPF paragraph 131 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It is considered that this proposal achieves this aim.

6.14 Impact on Neighbouring Properties

6.15 Pittville Lawn is a predominantly residential street with the exception of a dentist and a doctor's surgery. It is considered that returning the building to its former residential use would have a negligible impact on the existing residents at neighbouring properties.

6.16 The disruption caused by guests checking in and checking out of the hotel is arguably more harmful to the amenity of neighbouring residents compared to the prospect of the building being occupied by permanent owners or tenants.

6.17 Parking

6.18 The two properties benefit from private parking to the rear which is accessed via the cul-de-sac Pittville Mews. There is parking for up to 10 vehicles to the rear of the two buildings at the moment. The proposal involves removing large sections of the tarmac and creating a small garden for each property and leaving space for the parking of two vehicles per dwelling and an area for bin storage.

6.19 Two parking spaces per dwelling in addition to the permit parking spaces available on Pittville Lawn are considered to be a sufficient amount of parking for the proposed development.

7. CONCLUSION AND RECOMMENDATION

7.1 The application is recommended for approval, subject to the conditions listed below.

8. CONDITIONS

- 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.