

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	

OFFICER UPDATE

CONDITIONS

- 1 The works hereby granted shall be begun before the expiration of three 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 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.) Internal doors and architraves
- B.) Timber gates
- C.) Landscaping plan
- D.) Steps, including treads, risers, and balustrade, handrails
- E.) Blocking up doorways- method statement
- F.) Bicycle storage
- G.) Schedule of works for the lift removal and making good

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).

- 4 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).

- 5 The external facing brickwork shall not be carried out unless in accordance with a sample panel, which shall have been constructed on site and approved in writing by the Local Planning Authority.

The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing brickwork including coping bricks/stones (if applicable).

The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

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).

- 6 Within 6 months of the date of this decision notice the wall in the boiler room shall be re-plastered with materials and in a method to be agreed in writing with the Local Planning Authority.

Reason: To regularise and repair the damp proof course that has been inserted into the wall without the benefit of listed building consent 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).

INFORMATIVES

- 1 In the event that the listed building consent is not implemented, please be aware that the issue highlighted in condition 6 regarding the boiler room wall would still require attention and may result in enforcement action if it is not regularised.