

<b>APPLICATION NO:</b> 18/00936/LBC	<b>OFFICER:</b> Mr Chris Morris
<b>DATE REGISTERED:</b> 17th July 2018	<b>DATE OF EXPIRY:</b> 11th September 2018
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Cheltenham Borough Council
<b>LOCATION:</b>	Municipal Offices Cheltenham Borough Council Promenade
<b>PROPOSAL:</b>	Remove modern stud partitions to the Urban Room and Agile Area on ground floor (part retrospective)

**RECOMMENDATION:** Grant



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Municipal Office is a grade II\* listed building, listed for its interest as an outstanding example of a Regency terrace. The list description quoting an architectural historian stating it is equal to any terrace in Europe and going on to state it is an excellent overall design which, outwardly, is the most impressive manifestation in Cheltenham of the style adopted in Nash's grand regent's Park terraces.
- 1.2 The proposed works are to remove modern stud partitions to the Urban Room and Agile Area on the ground floor. Notably the works to removal the wall within the Agile Area have already been undertaken

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m  
Conservation Area  
Core Commercial Area  
Flood Zone 2  
Flood Zone 3  
Listed Buildings Grade 2star  
Smoke Control Order

### Relevant Planning History:

**15/00608/PREAPP 28th April 2015 CLO**

Listed building works to enable Room G17 to be used as police point

**00/01282/LBC 4th December 2000 WDN**

Awning over front entrance door to tourist information centre

**00/01698/LBC 6th March 2001 GRANT**

Alterations to Tourist Information offices

**01/00657/LBC 13th August 2001 GRANT**

New parapet wall and door to rear elevation, access lift and new signs to front elevation

**03/01032/LBC 14th October 2003 GRANT**

Internal alterations to part of ground floor to create an open space to be used as a reception and customer service area and office space

**86/00715/PF 28th August 1986 PER**

Installation Of Civil Defence Radio Aerial

**86/00719/LS 28th August 1986 PER**

Municipal Offices Cheltenham Gloucestershire - Erection Of Civil Defence Radio Aerial

**86/01084/LA 27th November 1986 PER**

Alterations To Provide 2 Security Doors And 1 Screen At Basement And Ground Floor Levels

**88/01536/PF 15th December 1988 PER**

Alterations And Extension

**88/01550/LA 15th December 1988 PER**

Alterations And Extension

**88/01762/LA 19th January 1989 PER**  
Installation Of E.M.U. 24 Hour Visual Display Unit Information System Behind Central Front Window In Portico Of The Building

**88/01782/LA 19th January 1989 PER**  
Erection Of A Temporary Sign

**89/00567/LA 25th May 1989 PER**  
The Erection Of Individual 150mm High Bronze Lettering To Read:  
Tourist Information Centre

**89/01378/LA 22nd February 1990 PER**  
Installation Of Satellite Dish On The Flat Roof Of The Municipal Offices Behind Parapet

**90/00260/PF 24th May 1990 PER**  
Proposed New Wall And Motor Cycle Shelter

**90/00267/LA 24th May 1990 PER**  
Proposed New Wall To Enclose A Proposed New Motor Cycle Shelter

**91/00831/LA 26th September 1991 PER**  
Alterations To Existing Reception Area At Ground Floor Level

**92/00131/PC 26th March 1992 PER**  
Proposed Change Of Use Of A Flat Into Offices

**92/00137/LA 26th March 1992 WDN**  
Change Of Use From A Flat Into Offices And Alterations To Create Offices

**92/00174/PF 17th December 1992 PER**  
Municipal Offices Cheltenham Gloucestershire - Extension To The Rear Of The Building

**92/00175/LA 17th December 1992 PER**  
Extension To The Rear Of The Building, Proposed Internal Alterations (Department Of The Environment Decision - No Cbc Decision Notice)

**92/00808/AN 22nd October 1992 REF**  
Erection Of 6 Additional Flag Poles To First Floor Balcony

**92/00809/LA 22nd October 1992 REF**  
Erection Of 6 Additional Flag Poles To First Floor Balcony

**92/01028/PF 21st January 1993 PER**  
Formation Of Access Ramp To Front To Assist The Disabled \*\*\*Note - Application Not Determined\*\*\*

**92/01031/LA 21st January 1993 PER**  
Formation Of Access Ramp To Front To Assist The Disabled

**94/00807/LA 20th October 1994 PER**  
Alterations To Reception Area \*\*\*Application To Be Determined By Doe\*\*\*

**95/00093/LA 27th April 1995 PER**  
Structural Opening Between Landing And Office On The Second Floor  
\*\*\*Approved By D.O.E. 18 May 95 - Hbmc 19 May 95\*\*\*

**96/00224/LA 8th May 1996 PER**

Install Wrought Iron Handrails On Access Steps To Tourist Information, Cash Hall And Main Entrance, Plus Replacement Of Existing Lamp On Main Entrance

**98/00773/LA 15th October 1998 WDN**

Installation Of 2 Cctv Cameras (Retrospective) On Rear Elevation Of Building

**98/00775/PF 15th October 1998 WDN**

Installation Of 2 Cctv Cameras On Rear Elevation Of Building (Retrospective)

**98/00979/PF 12th January 1999 GRANT**

Disabled Access And Improvements To Rear Of Municipal Offices. \*Hold Decision - Referred To G.O.S.W.\*

**98/00985/LA 12th November 1998 PER**

Disabled Access And Improvements To Rear Of Municipal Offices.

**98/01023/NZ 14th December 1998 GRANT**

Removal Of Existing Brass Handrails And Installation Of New Brass Handrail To Main Entrance, Cash Hall, Tourist Info. and Council Chamber Entrance\*Referred To G.O.S.W.\*

**98/01052/LA 14th May 2002 UNDET**

Refurbishment Of Interior To Tourist Information Centre

**99/50199/LBC 22nd October 1999 NOOBJ**

Removal of existing 2 No. CCTV cameras to rear elevation and replacement with 2 No. new cameras

**99/50200/FUL 22nd October 1999 NOOBJ**

Removal of 2 No. CCTV cameras to rear elevation and replacement with 2 No. new cameras

**99/50386/LBC 22nd December 1999 GRANT**

Removal of 1no. window bars, installation of lattice grilles to six windows

**04/01124/LBC 29th July 2004 REFCSS**

Amendments to previously approved scheme - Ref. 03/01032/LBC; insertion of new doors to new reception area and relocation of internal entrance doors with external handrail

**82/01000/PF 29th July 1982 PER**

Safety barrier to flag pole

**82/01001/LA 29th July 1982 GRANT**

Safety barrier to flag pole

**16/00337/CLBW 14th March 2016 CERTPU**

To overcover existing felt roof and re bed existing coping stones

**16/01497/CLBW 5th September 2016 CERTPU**

Service of sash windows

**16/02132/FUL 17th February 2017 PER**

Erection of war memorial interpretation board

**16/02273/CLBW 10th January 2017 CERTPU**

Repairs to corona mould

**17/00268/LBC 21st April 2017 GRANT**  
Replacement of some of the fire doors in the Municipal Offices

**17/01873/LBC PCO**  
To replace plastic window with aluminium item to match existing adjacent windows

**17/01983/LBC 3rd May 2018 WDN**  
Removal of existing modern partition stud wall separating rooms 8 & 9B

**18/00795/CLBW 11th June 2018 WDN**  
Alterations to reception to accommodate the relocation of the Housing Service HOS.

### 3. POLICIES AND GUIDANCE

Adopted Joint Core Strategy Policies  
SD8 Historic Environment

National Guidance  
National Planning Policy Framework

### 4. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

4.1 An advertisement was placed in the Gloucestershire Echo and a site notice was erected near the site.

4.2 No comments were received.

### 5. OFFICER COMMENTS

5.1 In determining this application the impact of the works on the heritage significance of the grade II\* listed building needs to be carefully considered.

5.2 Paragraph 192 of the National planning Policy Framework 2018 states, "In determining applications, 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..." Paragraph 193 of the National planning Policy Framework 2018 goes on to state, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

5.3 The proposed works removed modern studwork walls and create more open plan spaces. Typically open plan spaces within listed buildings would be unacceptable because the harm it would cause to historic fabric and to the understanding of the layout of the building. However, in this instance the walls affected by the works are modern and have no historic interest, and the layout in these two areas has been altered previously to the extent their heritage significance has been compromised. The loss of these modern walls

and the creation of more open plan spaces are therefore not considered to be of concern in this instance. Notably there is a re-used historic door and architrave within the existing modern wall that is proposed to be re-used within the newly constructed partition wall.

- 5.4 No objection is raised to the proposed works as they do not affect historic fabric and do not undermine the historic layout of the listed building.

## 6. CONCLUSION AND RECOMMENDATION

- 6.1 It is recommended the application be granted with conditions.

## 7. CONDITIONS / INFORMATIVES / REFUSAL REASONS

- 1 The listed building consent hereby granted shall be begun not later than the expiration of three years from the date of this decision.

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 listed building consent 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 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 saved policy CP3 of the Cheltenham Borough Local Plan (2006), adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

### INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

