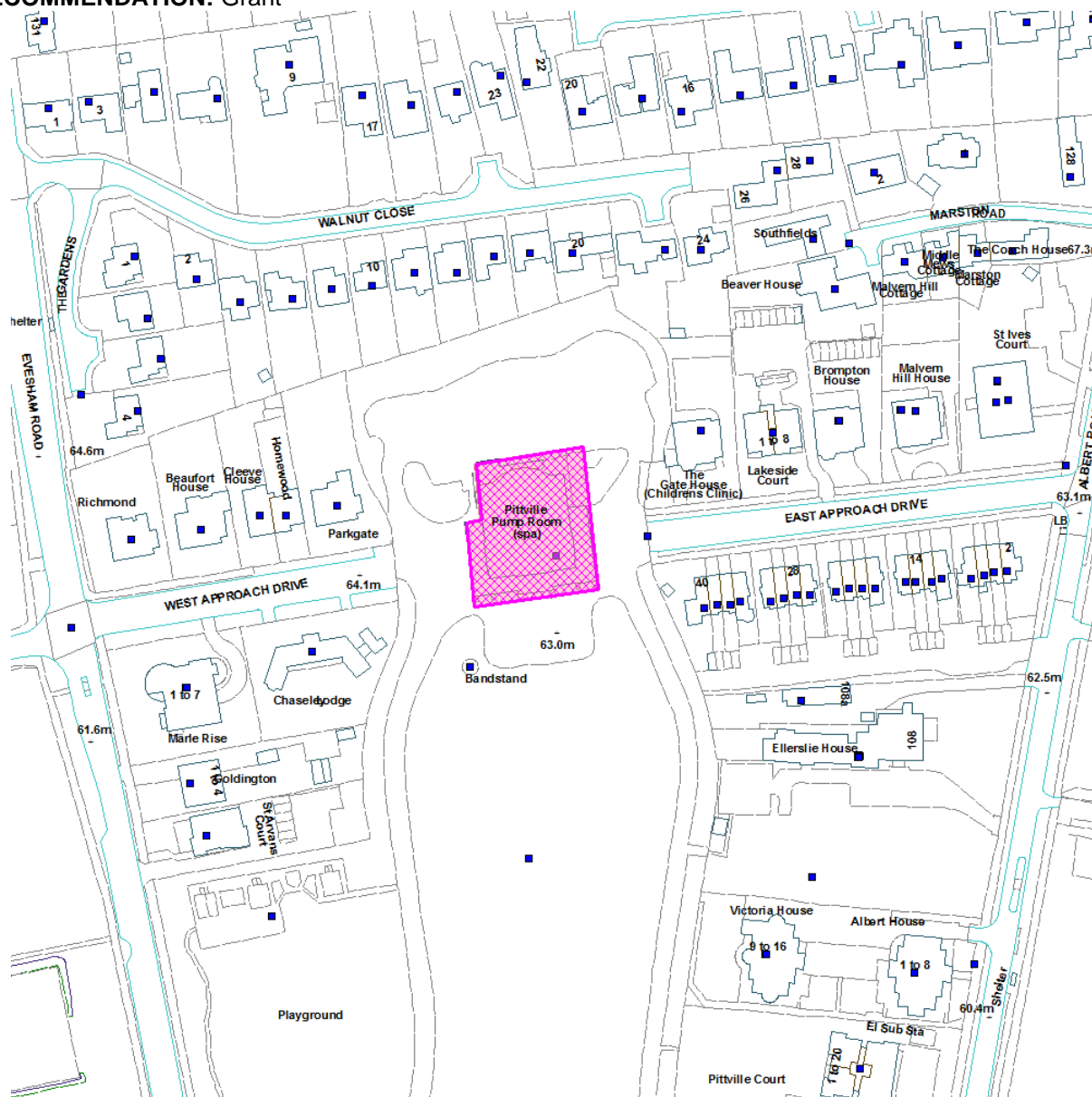


Planning Committee Officer Report

APPLICATION NO: 19/00485/LBC	OFFICER: Mr Chris Morris
DATE REGISTERED: 9th March 2019	DATE OF EXPIRY: 4th May 2019
DATE VALIDATED: 9th March 2019	DATE OF SITE VISIT: 12th April 2019
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Property and Asset Managment
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	To remove abestos cement promenade tiles from the flat roof to the rear of the Pittville Pump Rooms 1960 extension, repair existing ashphelt covering and overlay with liquard applied waterproof membrane colour to match existing, renew 10 nr circular skylights using white GPP to match existing profiles, with triple skin polycarbonate skin to adjacent existing leads and copper flashings to suit

RECOMMENDATION: Grant



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Pittville Pump Room is a grade I listed building and is the principle building within Pittville Park, a grade II registered park and garden. The site is also within the Central Conservation Area: Pittville Character Area.
- 1.2 Pittville Gardens form the centrepiece of the wider Regency estate of Pittville on the outskirts of Cheltenham. Designed by Richard Ware for Joseph Pitt, it was laid out 1825-42 to provide walks for those taking the waters at Pittville Pump Room and for those living in the estate. Pittville Pump Room was built as park of Pittville Gardens in 1825-30 for Joseph Pitt, by the architect John Forbes. It is a square, two storey ashlar building in the Greek Revival style, based on engravings of the Temple of Illissus, near Athens. The east, south, and west sides are faced by Ionic columns. The main, central entrance is in the south face of the building, the main roof is of slate and has a central copper dome. The north rear face of the building has a 1960s single storey extension, its roof is of asbestos cement tiles and asphalt, obscured by a parapet roof.
- 1.3 The proposed works are to remove the existing asbestos cement tiles, repair the existing asphalt covering and overlay with a liquid applied waterproof membrane and to replace the existing no. 10 circular skylights. The works are required because the existing materials are life expired.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 1

Relevant Planning History:

03/00867/LBC 1st October 2003 GRANT

Installation of lightning conductor system to BS 6515:1999

03/01162/LBC 21st October 2003 WDN

Refurbishment to box office in foyer. Internal work

03/01163/LBC 21st October 2003 WDN

Installation of modern catering kitchen, re-plastering throughout (no alteration to vent or water routing/waste)

04/00117/LBC 6th April 2004 GRANT

Installation of modern catering kitchen, repairs to plaster. New extract vent at roof level no alteration to water routing/waste

04/00118/LBC 6th April 2004 GRANT

Refurbishment to box office in foyer (all internal work)

85/00064/LS 27th June 1985 PER

Pittville Pump Room Car Park Cheltenham Gloucestershire - Erection Of 6 Light Standards

87/00218/LS 26th March 1987 PER

Pittville Pump Room Cheltenham Gloucestershire - Alteration To Widen Existing Pair Of Doors Serving Chair Store

87/01249/AN 17th December 1987 REF

Pittville Pump Rooms Cheltenham Gloucestershire - Display Of Non Illuminated Advertisement

96/01060/LA 20th February 1997 WDN

Attachment Of Brackets Supporting Cameras To First Floor Window Ledge At Rear Of Building To Increase Security Of Public Car Parking Area

98/01136/LA 11th February 1999 WDN

Repainting Of Interior Of The Oval Room

04/00719/LBC 3rd August 2004 GRANT

Installation of a new lift and associated internal alterations

04/00926/LBC 1st July 2004 PGOSW

Replacement of failed render with stone above lead flashing detail on south elevation at first floor level

05/00938/FUL 21st July 2005 WDN

New gates and railings at East Approach and West Approach entrances to Pittville Pump Rooms and Park

05/00939/LBC 18th July 2005 WDN

New gates and railings at East Approach and West Approach entrances to Pittville Pump Rooms and Park .

05/01664/FUL 27th June 2006 WDN

New gates and railings at East Approach and West Approach entrances to Pittville Pump Room and Park

05/01665/LBC 27th June 2006 WDN

New gates and railings at East Approach and West Approach entrances to Pittville Pump Rooms and Park.

06/00700/LBC 22nd June 2006 WDN

Automation of principal entrance doors to improve disabled access including installation of external barriers

07/00361/FUL 25th May 2007 PER

New gates and railings at East Approach entrance and West Approach entrance to Pittville Pump Rooms and park

07/00362/LBC 25th May 2007 GRANT

New gates and railings at East Approach entrance and West approach entrance to Pittville Pump Rooms and park

07/01529/LBC 22nd January 2008 GRANT

Removal of maple boarding on battens laid over original pine boarding and replacement with oak boarding on plywood underlayment over pine boarding, with reinstatement of existing heating system to Main Hall and Spa Room and addition of solar panel assembly mounted on external parapetted flat roof over Oval Room

08/01485/LBC 12th January 2009 GRANT

Internal redecoration of the first floor rooms, the ground floor entrance foyer and the second staircase together with minor building works, and reinstatement of fittings relevant to the rooms being decorated

10/00064/LBC 13th April 2010 GRANT

Relocation of partition wall within rear chair store and modifications to chair store entrance

83/01243/LA 26th January 1984 GRANT

Internal alterations to partition off female WC and provision of separate uni-sex disabled WC

82/01181/LA 29th April 1982 GRANT

Alterations comprising 2 decorative gates to East and West balconies, a partition to the head of the West stair and a partition beneath secondary staircase at first floor level

16/01291/LBC 23rd September 2016 GRANT

Replace internal door at Pittville Pump Room

16/01590/CLBW 22nd September 2016 CERTPU

Replacement doors to gas meter cupboard

17/00183/CLBW 20th February 2017 CERTPU

Upgrade existing doors to fire doors

18/02136/LBC 21st December 2018 GRANT

Replacement of third decayed timber to dome at top of building with new.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

Adopted Joint Core Strategy Policies

SD8 Historic Environment

Supplementary Planning Guidance/Documents

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

Other

4. CONSULTATIONS

Building Control

28th March 2019 - No comments to be made.

5. PUBLICITY AND REPRESENTATIONS

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

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

5.2 No comments have been received.

6. OFFICER COMMENTS

6.1 Given the significance of the affected heritage assets, which include, the grade I listed Pittville Pump Room, the grade II listed park and garden Pittville Park and the Central Conservation Area: Pittville Character Area, careful consideration will need to be given to the impact of the proposed works. The policy context for this consideration is set out below.

6.2 Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that "In considering whether to grant listed building consent for any works the local planning authority... shall 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."

- 6.3** A core principle of the National Planning Policy Framework 2018 (NPPF) is heritage assets should be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 193-196 set out the framework for decision making in applications relating to heritage assets and this assessment takes account of the relevant considerations in these paragraphs.
- 6.4** Paragraph 192 of the NPPF requires local planning authority to identify and assess the particular significance of any heritage asset... taking into account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 6.5** Paragraph 193 of the NPPF states, "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."
- 6.6** The proposed works relate to minor repairs, designed to have a very similar appearance to the existing materials. Visually the appearance of the proposed works would be little different from the existing and therefore could said to sustain the existing appearance.
- 6.7** It should also be noted, the proposed works are located on a flat roof behind a parapet, on a discreet rear elevation of the building, which is located within a public car park. The works are largely obscured and as result would not be prominently visible from Pittville Pump Room nor the wider setting of Pittville Park.
- 6.8** The proposed works are considered to sustain the affected designated heritage assets and therefore comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework and Policy SD8 of the Joint Core Strategy 2017.

7. CONCLUSION AND RECOMMENDATION

- 7.1** It is recommended the application be granted with conditions.

8. 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.

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.