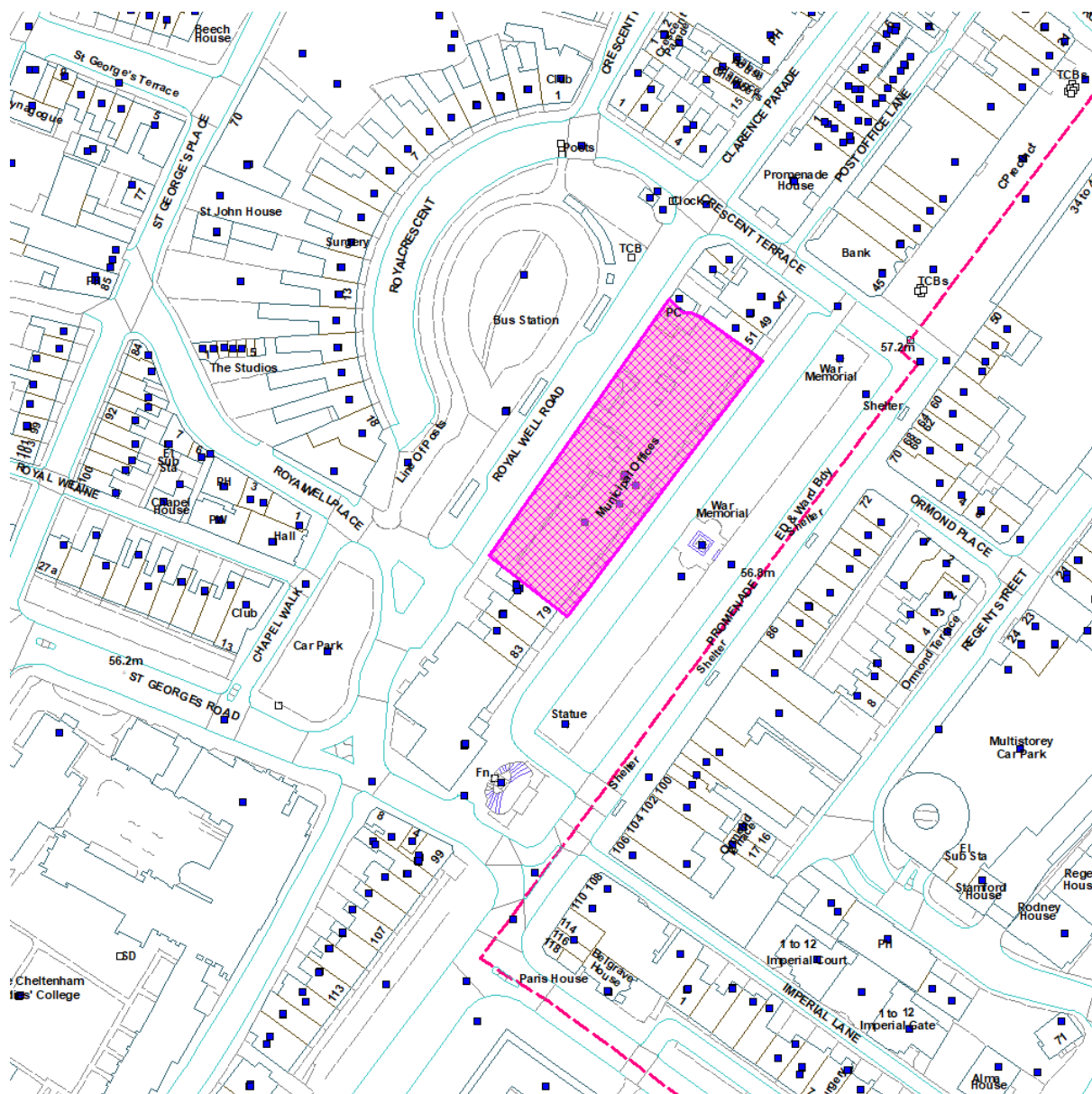


Committee Report

APPLICATION NO: 19/01110/LBC	OFFICER: Mr Chris Morris
DATE REGISTERED: 5th June 2019	DATE OF EXPIRY: 31st July 2019
DATE VALIDATED: 5th June 2019	DATE OF SITE VISIT: 4 th June 2019
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Municipal Offices Cheltenham Borough Council Promenade
PROPOSAL:	x4 wireless receivers/transmitter boxes, associated with existing public realm CCTV cameras, affixed to the exterior of the lift shaft on the roof.

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The proposed works are for four wireless receivers/transmitter boxes, associated with existing public realm CCTV cameras, affixed to the exterior rear elevation of the lift shaft on the roof of the Municipal Offices facing toward Clarence Parade.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Core Commercial Area
Flood Zone 2
Flood Zone 3
Listed Buildings Grade 2star
Principal Urban Area
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

13/00102/AI REC

MOBU74ELD5000 REC

test

MPT7V1ELD5000 REC

2 houses

82/01000/PF 29th July 1982 PER

Safety barrier to flag pole

82/01001/LA 29th July 1982 GRANT

Safety barrier to flag pole

14/00385/FUL PCO

Test for uniform database move - please delete

15/00860/FUL PCO

Test Application

15/01870/FUL REC

TEST APPLICATION

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

17/01151/CLEUD PCO

TEST TEST

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.

18/00936/LBC 21st September 2018 GRANT

Remove modern stud partitions to the Urban Room and Agile Area on ground floor (part retrospective)

19/01315/AMEND INV

TEST for Enterprise

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: Montpellier Character Area and Management Plan (Feb 2007)

Other

4. CONSULTATIONS

Building Control

13th June 2019 - No comment

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 A site notice was placed near the site and an advertisement was placed in the Gloucestershire Echo.

5.2 No comments have been received.

6. OFFICER COMMENTS

6.1 The Municipal Offices are a grade II* listed building within the Central Conservation Area: Montpellier Character Area. It was historically part of 19 houses forming a Regency terrace, possibly by George Underwood, begun 1823 with building continuing to circa

1840. The central 7 houses were converted into Municipal Offices in 1916. Verey in The Buildings of England architectural guides describes it as 'equal to any terrace in Europe'. The list description describes it as 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, comparing well with other examples nationally.

- 6.2** The policy context of the proposal needs to be carefully considered. 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. 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."
- 6.5** The proposal is for four wireless receivers/transmitters to be fixed to the exterior of the lift shaft on the roof of the Municipal Offices, forming part of an existing wireless network of CCTV cameras requiring direct line of sight within the town centre.
- 6.6** The wireless receivers/transmitters are small and being attached to the modern lift shaft do not affect historic fabric. Views of the wireless receivers/transmitters may be possible from Royal Well Road, Royal Crescent, Crescent Terrace and roads off these but it is considered they would be seen as a minor element of the roof within a much wider roofscape.
- 6.7** Notably the height of the wireless receivers/transmitters on the lift shaft is only indicated within the submitted details. It is considered a condition requiring their exact height will be required.
- 6.8** The proposed works are considered to sustain the 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 proposal be granted with conditions.

8. CONDITIONS / INFORMATIVES

- 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 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority:

- a) The height of the wireless receivers/transmitters from the floor of the flat roof.
- b) Means of fixing.

The works shall not be carried out unless in accordance with the agreed details.

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 Chapter 16 of the National Planning Policy Framework.

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.