

APPLICATION NO: 19/01844/FUL&LBC		OFFICER: Mrs Lucy White
DATE REGISTERED: 17th September 2019		DATE OF EXPIRY: 12th November 2019 EOT 24 th January 2020
DATE VALIDATED: 17th September 2019		DATE OF SITE VISIT: 24th October 2019
WARD: Lansdown		PARISH:
APPLICANT:	Raynol Properties	
AGENT:	Stanley Partnership Architects	
LOCATION:	27 Promenade, Cheltenham	
PROPOSAL:	Change of use to residential of first, second and third floors from A1 to C3 to provide 1 no. apartment and erection of external staircase and single storey basement extension to rear.	

RECOMMENDATION: Permit/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 The application site comprises of a three storey over basement, grade II listed building and currently in retail use (A1) on all floors (upper floors used for storage and ancillary staff facilities). The building forms part of a Regency terrace with 21-31 (odd) built circa 1820-30 historically as houses but by the early Victorian period had become commercial properties, along with much of the Promenade. The building has an attractive and traditional timber painted shop front and there is off road parking and pedestrian access from the rear via Post Office Lane.
- 1.2 The property is located within the Montpellier Character Area of the Central Conservation Area, Core Commercial Area, Central Shopping Area and Primary Shopping Frontage.
- 1.3 The applicant seeks planning and listed building consent the change of use of the first, second and third floors from A1 retail to C3 residential to provide 1 no. apartment and the erection of an external staircase and single storey basement extension to the rear.
- 1.4 The proposals have been substantially revised during the course of the application; the three storey rear extension removed and replaced by an external staircase and the number of apartments reduced to one plus associated alterations to internal layout.
- 1.5 This application has been referred to the Planning Committee at the request of Councillor Rowena Hay. This application represents a good example of proposed re-use of underused or vacant upper floors of commercial premises, providing a more vibrant mix of uses within the town centre and thereby enabling the longer term vitality of the high street.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Core Commercial Area
Listed Buildings Grade 2
Principal Urban Area
Central Shopping Area
Smoke Control Order

Relevant Planning History:

09/01310/LBC 4th January 2010 GRANT

Internal and external alterations to facilitate a change of use from Class A2 (building society) to Class A1 (retail)

10/00543/LBC 19th May 2010 REF

Alterations to existing floor levels and internal partitions at ground floor

10/00985/LBC 5th August 2010 GRANT

Redecorate existing shopfront and modify front door opening together with internal modifications and alterations

10/01081/FUL 5th August 2010 PER

Alterations to shopfront and installation of new plant

10/01082/ADV 5th August 2010 GRANT

New internally illuminated fascia sign

19/01844/LBC PCO

Change of use to residential of first, second and third floors from A1 to C3 to provide 2 no. apartments, erection of three storey rear/side extension and associated internal and external alterations.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 5 Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed places

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

CP 4 Safe and sustainable living

CP 6 Mixed use development

CP 7 Design

BE 5 Boundary enclosures in conservation areas

BE 6 Back lanes in conservation areas

BE 10 Boundary enclosures to listed buildings

RT 10 Access to upper floors of commercial premises

Adopted Joint Core Strategy Policies

SD2 Retail and City / Town Centres

SD4 Design Requirements

SD8 Historic Environment

SD10 Residential Development

SD14 Health and Environmental Quality

INF1 Transport Network

Supplementary Planning Guidance/Documents

Central conservation area: Montpellier Character Area and Management Plan (Feb 2007)

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

24th September 2019

I refer to the above planning application received on the 20th September 2019, submitted with supporting information including drawing numbers - 1494(SK)008, 1494(EX)006, 1494(SK)007.

I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-.

1. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan REF: 1494(SK)008, and those facilities shall be maintained for the duration of the development.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for

sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

2. The development hereby permitted shall not be occupied until the car parking associated with the development has been provided in accordance with the submitted plan drawing no. 1494(SK)008, and shall be maintained available for that purpose thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development. It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Gloucestershire Centre For Environmental Records

30th September 2019

Report available to view.

Building Control

23rd September 2019

The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury borough council on 01242 264321 for further information.

Heritage and Conservation

19th November 2019

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states, "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."

A core principle of the National Planning Policy Framework 2019 (NPPF) is heritage assets be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 193-196 set out the framework for decision making with applications relating to heritage assets. This assessment takes account of the relevant considerations in these paragraphs.

Local planning authorities are required by Paragraph 192 of the NPPF requires a to identify and assess the particular significance of any heritage asset... taking into account 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."

27 Promenade, Cheltenham is a grade II listed building within the Central Conservation Area. It formed part of a Regency terrace with 21-31 (odd) built circa 1820-30, historically houses but within the early Victorian period had become commercial properties, along with much of the Promenade. The site is also located within the Central Conservation Area: Montpellier Character Area.

The significance of 27 Promenade is in its historic and evidential value as a regency terrace house and slightly later conversion to a shop. It is considered this value lies with the whole building, internally and externally, including the rear elevation which, unlike most of the rest of the terrace in which it sits, is largely unaltered.

This application proposes development affecting the listed building and the terrace in which it sits. The proposed works include the change of use to residential of first, second and third floors from A1 (shop and retail) to C3 (dwelling house) to provide two apartments and the erection of three storey rear extension. The proposal raises concerns. The impact of the proposal is considered to harm the special interest of listed building. The proposed works are not considered to neither sustain nor enhance the designated heritage asset.

The proposed extension is considered to have an awkward and bulky appearance that appears incongruous and lacks sufficient subservience to the listed building. It is considered to harm the heritage significance of the listed building. It is noted there are a number of buildings within the terrace that have had significantly larger extension than the one proposed within this application. However, these extensions are not considered sympathetic and should not set a precedent for further inappropriate works. 27 Promenade is one of the few buildings not to have had an extension making it an unaltered example of this building typology and period and therefore more significant than its altered neighbours.

It should be noted the historic floor plans and internal features form part of the interest of a listed building. There are a number of instances within the proposal where internal alterations, including subdivision and partial removal of a wall, are considered to have a detrimental impact on the heritage significance of the listed building. These are highlighted below.

The proposal shows the opening up of a wall on the second floor between the existing storage room (S01) and Staff Room (S02). This is considered to undermine the historic rooms by creating a more open plan living space where historically there would have been separate rooms, likely higher status bedrooms. The creation of a large opening in this location is considered to harm the special interest of the listed building.

The proposed subdivision of room F/02, as shown on the proposed first floor, to create a kitchen and bathroom results in the room, which historically was a high status room, having its historic proportions distorted and historic features such as the chimney stack, decorative coving and ceiling rose becoming obscured. This has a harmful impact on the heritage significance of the listed building.

Similarly, the proposed subdivision shown in rooms S/04 and S/05 shown on the proposed plans runs across a chimney stack. This is considered to obscure this feature to the detriment of the special interest of the listed building.

While the reuse of the upper floors to a residential use is fully supported in principle the way in which this scheme proposes to achieve this raises significant concerns. The proposed two apartments are considered to result in inappropriate changes to the listed building and due to the density of the residential use considered overdevelopment. All the concerns identified with the proposal can, with careful consideration, be addressed by reducing the

development from two apartments to a single dwelling only. This would avoid the need for a large rear extension (which could be limited to the basement only) and reduce the need for harmful internal alterations. Discussions over how this could be achieved would be welcomed.

As proposed the application will have a materially harmful effect on the significance of the heritage asset. The extent of harm is considered to be less than substantial harm. As required by paragraph 196 of the NPPF, if less than substantial harm is identified it is necessary to weigh this harm against any public benefit resulting from the proposal.

The public benefits of the proposal are not noted in the submitted application as harm is not identified. It is considered the public benefits of the proposal are the addition of two flats within a sustainable town centre location in a time of acute housing need, increasing the vitality of the town centre and in better ensuring the future maintenance of the listed building. However, in this instance the limited public benefit is not considered to justify the harm caused to the heritage significance, therefore the application is unacceptable.

The proposed works therefore do not comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework 2019 and Policy SD8 of the Joint Core Strategy 2017. It is therefore considered the proposal should not be supported and is in need of significant revision to address these concerns.

Heritage and Conservation - further comments

20th December 2019

The application has been revised to address all the previous concerns. The amended proposed works are now 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.

If the application is approved it is advised the following conditions be attached to any approval:

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) New balustrades to lower ground, ground and second floors
- b) Reinstated fireplaces
- c) Repaired and reinstated staircase from ground to second floor
- d) Method of cleaning of external masonry
- e) Minor associated works such as flues, vents, pipework, rainwater goods, etc

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.

Facing and roofing materials samples

No external facing or roofing materials shall be applied unless in accordance with a written specification of the materials and physical samples of the materials, details of which shall

have been submitted to and approved in writing by the Local Planning Authority. 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 SD8 of the Joint Core Strategy 2017 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).

Door and windows

No new or repairs to doors (both internal and external) and windows shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, materials, finish, elevations to a scale of 1:10 or similar and cross sectional details (showing glazing bars and opening mechanism) to a scale of 1:2 or similar.

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.

External stairs, walkway and balustrade

Details of external rear north-west stairs, walkway and balustrade shall not be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, fixings, materials, finish, typical elevation details to a scale of 1:10 or similar and cross sectional details to a scale of 1:2 or similar.

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.

Hard landscaping

No hard landscaping, bin stores, cycle parking, etc, shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy SD8 of the Joint Core Strategy 2017 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework and Historic Environment Good Practice Advice (note 2).

Minor Ancillary associated works

No minor ancillary associated works such as vents, flues, pipework, meter boxes, insulation, or works associated with building regulations or fire regulations or other similar works shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy SD8 of the Joint Core Strategy 2017 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework and Historic Environment Good Practice Advice (note 2).

Disturbed surfaces

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 Chapter 16 of the National Planning Policy Framework.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** Letters of notification were sent to 7 neighbouring properties, a site notice displayed within the vicinity of the site and an advert placed in the Gloucestershire Echo. No representations were received following the publicity.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The key considerations are (i) the principle of a change of use to residential; (ii) the design and scale of the proposed development and their impact upon the character and setting of the listed building and character of the wider conservation area; (iii) neighbour amenity; and (iv) parking and highway safety implications.

6.3 Principle/Design and layout

6.4 Policy Background

- 6.5** The first and second floors of the building are currently used for the storage of retail stock and staff facilities. Although the majority of the upper floor accommodation is in use, there is clearly an option to consolidate the amount of storage space needed for the retail unit with further capacity available in the basement. As such, the seeking of an alternative use of the upper floors is considered acceptable in principle.
- 6.6** Policy SD10 of the Joint Core Strategy states that conversions to dwellings on previously developed land in the Principal Urban Area (PUA) of Cheltenham will be permitted except where otherwise restricted by policies within the Local Plan. Encouragement is also given to proposals involving the sensitive, adaptive re-use of vacant or redundant buildings, subject to the requirements of Policies SD1, INF4 and SD8.
- 6.7** Paragraph 85 of the NPPF requires planning policies and decisions to take a positive approach to the growth, management and adaptation of town centres. Planning policies should make clear the range of uses permitted in such locations and recognise that residential development often plays an important role in ensuring the vitality of centres.
- 6.8** Paragraph 11 of the NPPF states '*Plans and decisions should apply a presumption in favour of sustainable development....and for decision making this means approving development proposals that accord with an up-to-date development plan*'.

- 6.9** As at the time of writing, Cheltenham Borough Council cannot currently demonstrate a five-year supply of housing land. The proposal would provide for one additional dwelling which would make a small contribution towards alleviating the shortfall. This shortfall position is a material consideration and it means that the JCS (housing policies) are currently out-of-date, pursuant to NPPF paragraph 11 (d), footnote 7 (the 'tilted balance').
- 6.10** Paragraph 11(d) advises that planning permission should be granted '*(i) unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*'. The protected assets and areas of importance relate, in this case, to the listed building and conservation area.
- 6.11** In light of the above policy background and circumstances of this case, the proposed change of use of the upper floors to provide one dwelling is considered acceptable in principle. However, there is a requirement to consider the merits of the proposed development as a whole, which will include an assessment of any relevant planning history and all other considerations set out in paragraphs 6.2 and 6.8.
- 6.12** Design and Layout
- 6.13** Paragraph 124 of the NPPF sets out that good design is a key aspect to achieving sustainable development, and creating better places in which to live. Paragraph 127 goes on to set out that development should add to the overall quality of the area, be visually attractive, and be sympathetic to local character. Policy SD4 of the JCS and saved Local Plan policy CP7 require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings.
- 6.14** Policy SD8 of the JCS and section 16 of the NPPF also provide guidance with regard to development within the historic environment. They advocate development that sustains and enhances the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 6.15** The Conservation Officer comments that the significance of 27 Promenade lies in its historic and evidential value as a Regency terrace house and slightly later conversion to a shop. This value lies with the whole building, internally and externally, including the rear elevation which, unlike most of the rest of the terrace in which it sits, is largely unaltered.
- 6.16** The scheme as first submitted raised significant concerns. The design, scale and bulky appearance of the proposed three storey rear extension was considered to lack subservience and would appear incongruous; thereby harmful to the character and setting of the listed building. Although it is acknowledged that the majority of buildings in this terrace have very large extensions at the rear, these additions are not considered sympathetic and should not set a precedent for further inappropriate and harmful development. No 27 Promenade (and to some extent Nos 23-25), in comparison with surrounding development, is an unaltered example of this building typology and period.
- 6.17** A number of concerns were also raised regarding aspects of the proposed alterations to internal layout and loss of historic fabric.
- 6.18** Following discussions with the applicant a revised scheme was submitted which addresses all concerns raised previously. An external staircase and single storey basement extension replace the three storey rear stairwell extension. Their simple form and design should not dominate the rear elevation or block/obscure from view any of the existing openings. The number of dwellings is reduced to one single apartment across

two floors with minimal internal alterations. The significance of the heritage asset is therefore unharmed.

6.19 Furthermore, the ground floor retail unit is retained with ancillary storage and staff facilities provided within the extended basement. Externally, shared refuse and cycle storage facilities are provided plus the retention of two off road parking spaces for the residential unit.

6.20 The Civic Society (commenting on the original scheme) considered this an exemplary proposal which will encourage more development of the unused area above town centre shops and *'bringing people into the town centre to live in existing structures is sustainable'*.

6.21 In light of the above, the proposed works are considered to comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework 2019, Policy CP7 of the Local Plan and Policies SD4 and SD8 of the Joint Core Strategy 2017.

6.22 Impact on neighbouring property

6.23 Paragraph 127 of the NPPF requires development to be of a high standard of amenity for existing and future users. Policy SD14 of the JCS and saved Local Plan policy CP4 require development not to cause unacceptable harm to the amenity of adjoining land users and the locality.

6.24 There are no side facing windows in the flank walls of the two adjoining properties and no additional openings are proposed for No 27. The distance to the nearest clear glazed openings of residential properties located on the north side of Post Office Lane is approximately 21 metres. As such, there should be minimal impact on the amenities of occupiers of neighbouring properties (the majority in commercial use) in terms of loss of privacy, outlook or overbearing appearance.

6.25 No letters of objection were received from local residents/businesses.

6.26 Access and highway issues

6.27 The existing off road parking and access arrangements are retained and will be allocated for use by the proposed dwelling.

7. CONCLUSION AND RECOMMENDATION

7.1 The proposed development is considered a sympathetic and constructive use of currently underused upper floors of a commercial property and should ensure the long term use and viability of this important listed building within the town centre. The design, scale and layout of the proposals (as revised) are well considered and policy compliant and there are no amenity or highway safety concerns.

7.2 Furthermore, the proposals represent long term investment in the Promenade which will make a positive contribution to the ongoing vitality and viability of the town centre. The challenges facing High Streets throughout the UK are well documented and new, appropriate investment coupled with opportunities to provide a more vibrant mix of uses within the town centre should, in officer opinion, be welcomed. Paragraph 4.4.2 of the JCS identifies that the nature of the town centre is changing due to the increase in internet shopping, and highlights the importance of allowing the flexibility to diversify and bring activity to the upper floors of commercial units, where possible.

- 7.3** For all reasons set out above the recommendation is to grant planning and listed building consent, subject to the following conditions.

8. CONDITIONS / INFORMATIVES

Planning 19/010844/FUL

- 1 The planning permission 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 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission 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 been submitted to and approved in writing by the Local Planning Authority:

1. Railings/balustrade to lower ground floor, ground and second floors
2. Refuse/recycling and cycle stores (including elevations and facing materials)
3. Rainwater goods

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to saved policies CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and SD8 of the Joint Core Strategy (2017), Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 4 No new doors or repairs to doors (both internal and external) and windows shall be inserted/carried out unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, materials, finish, elevations to a scale of 1:10 or similar and cross sectional details (showing glazing bars and opening mechanism) to a scale of 1:2 or similar. The doors and windows shall thereafter be retained in accordance with the approved details at all times.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to saved policy CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and 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.

- 5 No external facing or hard surfacing materials and any materials used in the construction of the staircase shall be applied unless in accordance with:

- a) a written specification of the materials; and
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017).

- 6 Prior to first occupation of the development, parking and turning facilities shall be provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.

Reason: To ensure the adequate provision of car parking within the site in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 7 Prior to first occupation of the development, secure covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use in accordance with the approved plans at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard adopted policy INF1 of the Joint Core Strategy (2017).

- 8 The proposed external rear north-west stairs, walkway and balustrade shall not be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, construction methodology, fixings, materials, finish, typical elevation details to a scale of 1:10 or similar and cross sectional details to a scale of 1:2 or similar.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to saved policy CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and 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.

- 9 Prior to first occupation of the development, refuse and recycling storage facilities shall be provided in accordance with the approved plans and shall be retained as such thereafter.

Reason: In the interests of sustainable waste management and recycling, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

- 10 No minor ancillary associated works such as vents, flues, pipework, meter boxes, insulation, or works associated with building regulations or fire regulations or other similar works shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy SD8 of the Joint Core Strategy 2017 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework and Historic Environment Good Practice Advice (note 2).

- 11 The raised landing area of the staircase hereby permitted shall not be used as a balcony, roof garden or other external amenity area at any time.

Reason: To safeguard the amenities of adjacent properties, having regard to saved policy CP4 of the Cheltenham Borough Local Plan (2006) and adopted policy SD14 of the Joint Core Strategy (2017).

Listed Building 19/01844/LBC

- 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 been submitted to and approved in writing by the Local Planning Authority:

1. Railings/balustrade to lower ground, ground and second floors
2. Refuse/recycling and cycle stores (including elevations and facing materials)
3. Rainwater goods
4. Reinstated fireplaces
5. Method of cleaning of external masonry
6. Repaired and re-instated staircase from ground to second floor

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to saved policies CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and SD8 of the Joint Core Strategy (2017), Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 4 No external facing materials (including those used in the construction of the proposed staircase and landing) or hard surfacing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017).

- 5 No new doors or repairs to doors (both internal and external) and windows shall be inserted/carried out unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, materials, finish, elevations to a scale of 1:10 or similar and cross sectional details (showing glazing bars and opening mechanism) to a scale of 1:2 or similar. The doors and windows shall thereafter be retained in accordance with the approved details at all times.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to saved policy CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and 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.

- 6 The proposed external rear north-west stairs, walkway and balustrade shall not be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to, construction methodology, fixings, materials, finish, typical elevation details to a scale of 1:10 or similar and cross sectional details to a scale of 1:2 or similar.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to saved policy CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and 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.

- 7 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.

- 8 No minor ancillary associated works such as vents, flues, pipework, meter boxes, insulation, or works associated with building regulations or fire regulations or other similar works shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy SD8 of the Joint Core Strategy 2017 and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework 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, the authority sought revisions to the design and scale and internal layout of the proposed development, in the interests of the character and setting of the listed building.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.