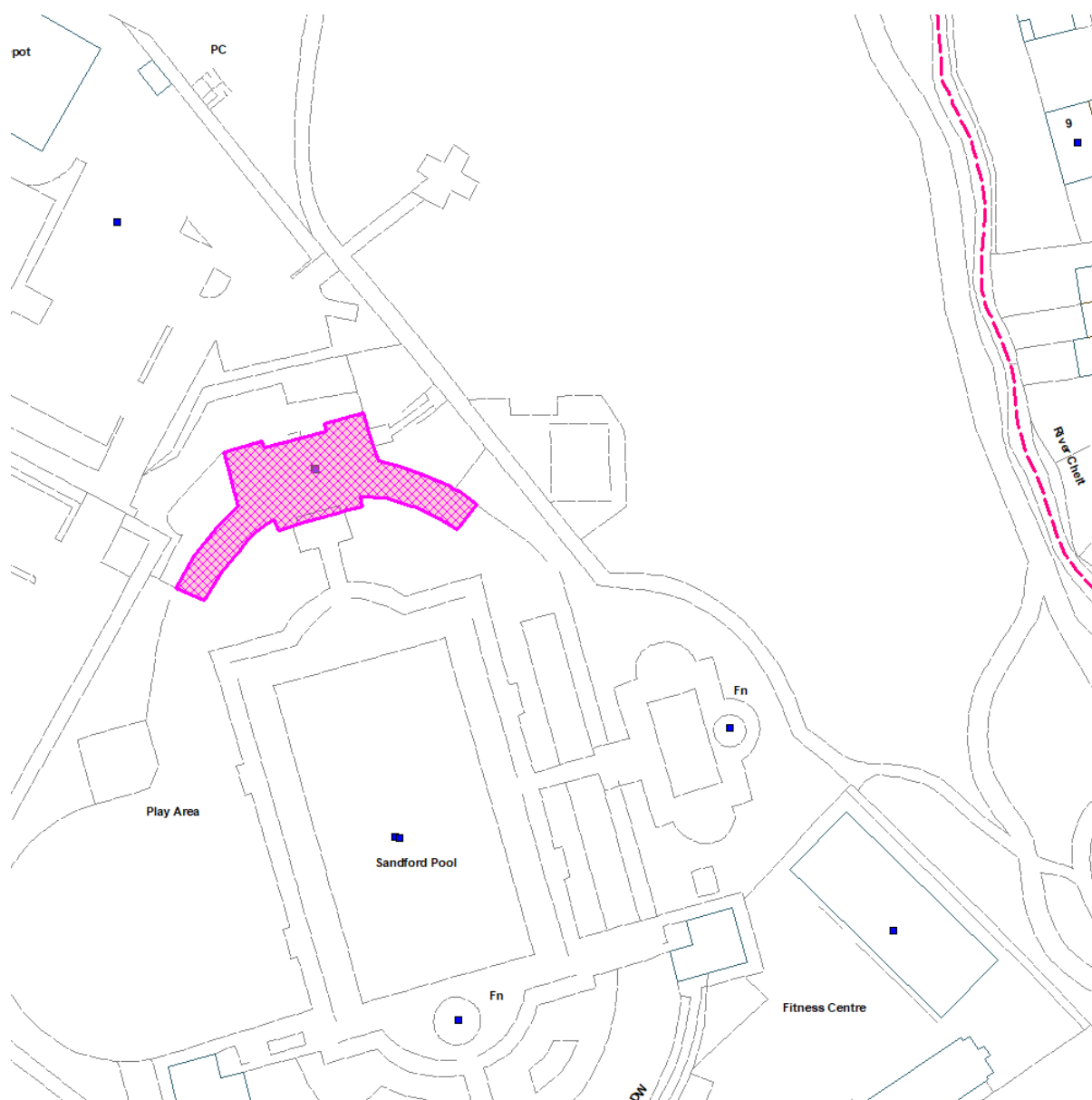


APPLICATION NO: 19/02430/LBC		OFFICER: Mr Chris Morris
DATE REGISTERED: 10th December 2019		DATE OF EXPIRY: 4th February 2020
DATE VALIDATED: 10th December 2019		DATE OF SITE VISIT:
WARD: College		PARISH:
APPLICANT:	Sandford Parks Lido	
AGENT:	Hook Mason Limited	
LOCATION:	Sandford Lido, Keynsham Road, Cheltenham	
PROPOSAL:	Minor internal alterations to the cafe foyer and servery entrance within the existing building.	

RECOMMENDATION: Grant



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site is located at Sandford Park Lido, Keynsham Road, Cheltenham. It has been recently listed grade and is also within the Central Conservation Area: St. Luke's Character Area.
- 1.2 The proposed works are for minor internal alterations to a wall and ceiling of the cafe foyer and servery entrance within the existing café building.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Flood Zone 2
Listed Buildings Grade 2
Principal Urban Area
Smoke Control Order

Relevant Planning History:

18/00926/PREAPP 3rd July 2018 CLO

Alterations and extension to existing changing facilities

19/01983/PREAPP 23rd October 2019 CLO

Various works - change doors to offices, re tile childrens pool and changes to boilers

01/00489/ADV 29th May 2001 GRANT

Repositioning of existing sign

85/01028/PF 24th October 1985 PER

Sandford Lido Overflow Car Park Cheltenham Gloucestershire - Alterations To Form Picnic Area/Play Area And Use Of Part Area For Roller Skating

87/01250/AN 17th December 1987 REF

Cheltenham Swimming Pool Cheltenham Gloucestershire - Display Of Non Illuminated Advertisement

87/01490/PF 25th February 1988 REF

Sandford Park/College Road Cheltenham Gloucestershire - Relocation Of Existing 2.4m High Security Fence And Re-Alignment Of Existing Footpath

89/01328/PF 23rd November 1989 WDN

Re-Location Of 2.4m High Security Fence And Re-Alignment Of Footpath

96/00749/CD 17th October 1996 WDN

Removal Of Iron Railings On Section Of North East Boundary

98/01109/PF 10th December 1998 PER

Erection Of A Health And Fitness Studio With Associated Car Parking.

99/00187/AN 22nd April 1999 PER

Display Of 3 No. Non-Illuminated Advertisement Signs

09/00116/CONF 31st March 2009 CONFIR

Confirmation of Tree Preservation Order 662: 1 x Cedar and 1 x Lime

09/00408/CACN 20th April 2009 NOOBJ

All priority 1 and 2 works as per Tree Report dated February 2009 - please view application online for full details

10/01984/CACN 11th January 2011 NOOBJ

1) Silver Birch T8 - remove. 2) Sycamore T11 - fell. 3) Willow T36 - pollard

11/01860/CACN 23rd December 2011 NOOBJ

Various tree works as per work specification and plan received and dated 20th December 2011

13/00339/CACN 3rd April 2013 NOOBJ

Various tree works-according to plan and schedule submitted

13/00340/TPO 7th March 2013 NOTREQ

Lime Tree T31 - removal of major deadwood

13/01359/CACN 5th August 2013 NOOBJ

Five Day Notice for felling: 3 Yew trees within carpark of adjacent gym – fell

15/00706/CACN 23rd April 2015 NOOBJ

Permission works on trees 15,16,29,50,51,52

18/00607/CACN 27th March 2018 NOOBJ

Tree surgery and felling within Sandford Parks Lido as per TreeKing Consulting report of March 2018

18/02054/FUL 28th November 2018 PER

Installation of a mobile sauna (retrospective)

19/00865/CACN 7th May 2019 NOOBJ

Various tree works- as per survey submitted with application

19/00911/TPO 7th May 2019 PER

T28-cedar-formative pruning as specified in tba report attached

19/02122/LBC 9th December 2019 GRANT

Replace PVC liner to small children's swimming pool with tiles.

19/02438/FUL PDE

Siting of a Portakabin to be used as an office, including welfare facilities.

19/02438/LBC PDE

Siting of a Portakabin to be used as an office, including welfare facilities.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

None applicable

Adopted Joint Core Strategy Policies

SD8 Historic Environment

Supplementary Planning Guidance/Documents

None applicable.

4. CONSULTATIONS

Building Control

22nd January 2020

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

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
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 were received.

6. OFFICER COMMENTS

6.1 It is important to consider the wider policy background to this application which includes the Planning (Listed Building and Conservation Area) Act 1990 and the National Planning Policy Framework 2019 (NPPF), as well as local policies in the Cheltenham Borough Local Plan (2006) and the Joint Core Strategy (2017).

6.2 Section 16(2) of the Planning (Listed Building 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."

6.3 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.

- 6.4** 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.
- 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 site is located at Sandford Park Lido, Keynsham Road, Cheltenham. It has been recently listed grade and is also within the Central Conservation Area: St. Luke's Character Area. Sandford Park Lido was constructed between 1934-1938 by Borough Engineer, G. Gould Marsland, with the advice of Mr Edward White, President of the Landscape Architects Association. The café affected by the proposed works were part of the original designs for the lido and constructed in 1936. The proposed works are for minor internal alterations to a wall and ceiling of the cafe foyer and servery entrance within the existing café building.
- 6.7** The proposed alteration will result in minimal impact on the special architectural interest of the lido and the contribution that the café interior makes to that significance. It entails slightly widening the existing opening between the foyer and the servery and removal of a 1980s lowered ceiling. This will enable the internal volume to be partly restored and integrated into the main café space.
- 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 and Local Plan policies.

7. CONCLUSION AND RECOMMENDATION

- 7.1** It is recommended the application be granted by Planning Committee 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 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.