

APPLICATION NO: 20/00365/LBC	OFFICER: Mr Nikita Hooper
DATE REGISTERED: 3rd April 2020	DATE OF EXPIRY: 29th May 2020
DATE VALIDATED: 3rd April 2020	DATE OF SITE VISIT: N/A
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Council
LOCATION:	Municipal Offices, Cheltenham Borough Council, Promenade
PROPOSAL:	Repairs and some replacement of unsafe ornamental cornice to front elevation. Stitching/minor repairs to structural crack

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Municipal Offices are located on the north-western side of the Promenade in central Cheltenham.
- 1.2 Repairs and some replacement of unsafe ornamental cornice to front elevation. Stitching/minor repairs to structural crack.
- 1.3 The application is before the Planning Committee as the Borough Council own the building subject to the proposed scheme. #

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:

18/00936/LBC 21st September 2018 GRANT

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

19/01110/LBC 22nd July 2019 GRANT

x4 wireless receivers/transmitter boxes, associated with existing public realm CCTV cameras, affixed to the exterior of the lift shaft on the roof.

19/02062/LBC 20th December 2019 GRANT

Remove modern stud walls (rooms 244, 245, 246 and 247) and install x2 fire doors and associated walls to corridor to the second floor

19/02446/LBC 21st January 2020 GRANT

Removal of existing modern partition walls and doors. Blocking up of redundant openings.

20/00233/LBC REC

Proposed high gain 2.8 metre antenna on a 2 metre pole affixed to the side of the exposed lift shaft on the roof of the Municipal Offices

20/00503/FUL 5th May 2020 PER

Installation of 2.8 metre base aerial fixed to 3 metre pole erected on roof of Municipal Offices.

20/00503/LBC 5th May 2020 GRANT

Installation of 2.8 metre base aerial on 3 metre pole on roof of Municipal Offices.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Adopted Joint Core Strategy Policies

SD8 Historic Environment

4. CONSULTATIONS

Ward Member Comments

None received

Other Members Comments

None received

Historic England

7th April 2020

Thank you for your letter of 2nd April 2020 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request

Gloucestershire Centre For Environmental Records

8th April 2020

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

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

5.1 A site notice was displayed and the application listed in the Gloucestershire Echo.

6. OFFICER COMMENTS

6.1 Legislation and policy

6.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority when considering whether to grant listed building consent to “have special regard to the desirability of preserving the building...or any features of special architectural or historic interest which it possesses.”

6.3 Paragraph 184 of the National Planning Policy Framework 2019 (NPPF) states that “Heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance”.

6.4 Policy SD8 (Historic Environment) of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2013 (adopted December 2017) (JCS) states that “Designated...heritage assets and their settings will be conserved and enhanced as appropriate to their significance.”

6.5 Significance

6.6 The building forms part of a terrace that previously comprised 19 houses; constructed of which started in 1823 and continued until c.1840. The central seven houses were converted into Municipal Offices in 1916. Listed (Grade II*) on 12 March 1955 (list entry number: 1387631).

6.7 Consideration

6.8 [The scheme is considered under the working practices and conditions adopted due to the Covid-19 situation].

6.9 The proposal which seeks to repair areas of the principal (front) elevation of the building will not detract from its significance and will ensure that the architectural value of the building will be maintained.

7. CONCLUSION AND RECOMMENDATION

7.1 The scheme will not be detrimental to the significance of the listed building and therefore it is recommended that consent is granted.

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.