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| APPLICATION NO: 20/00443/LBC | | OFFICER: Mr Chris Morris | |
| DATE REGISTERED: 10th March 2020 | | DATE OF EXPIRY: 23rd June 2020 | |
| DATE VALIDATED: 10th March 2020 | | DATE OF SITE VISIT: | |
| WARD: All Saints | | PARISH: | |
| APPLICANT: | Cheltenham Borough Homes | | |
| AGENT: | n/a | | |
| LOCATION: | 46 London Road, Cheltenham | | |
| PROPOSAL: | Patch repair front entrance zinc late steel roof , to include replacement of zinc steel rib supports and splicing in of any rotting timbers | | |

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The dwelling forms part of Oxford Parade, a Regency terrace of six houses built 1816-17. The terrace is a grade II* listed building, most of the neighbouring terraces, semi-detached houses and detached houses are also listed and the dwelling is also within the Central Conservation Area.
- 1.2 The proposed works are for repair of the canopy of the porch.
- 1.3 The application is being considered by the Planning Committee process as the applicant is Cheltenham Borough Homes.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Principal Urban Area

Relevant Planning History:

00/01408/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

15/01377/LBC 23rd October 2015 GRANT

Replacement of existing internal flat entrance doors (38,40,42, & 46 London Road - Flats 1-3)

20/00103/LBC PDE

Replacement porch roof

00/01408/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

20/00103/LBC PDE

Replacement porch roof

00/01408/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

20/00103/LBC PDE

Replacement porch roof

00/01408/LBC 4th September 2001 GRANT

Replacement internal entrance doors. Replacement plinth section and other refurbishment works

17/01564/LBC 8th March 2018 GRANT

Replacement of glass in sash windows with slim double glazed panes

20/00103/LBC PDE

Replacement porch roof

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

4. CONSULTATIONS.

Ward Member Comments

No comments received.

Other Member Comments

No comments received.

Building Control

17th March 2020

No comments to be made.

5. PUBLICITY AND REPRESENTATIONS

| | |
|-------------------------|----|
| Number of letters sent | 17 |
| Total comments received | 0 |
| Number of objections | 0 |
| Number of supporting | 0 |
| General comment | 0 |

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

5.2 No comments were received.

6. OFFICER COMMENTS

6.1 As the works affect a grade II* listed building, the setting of the neighbouring terraces, semi-detached houses and detached houses which are also listed and the Central Conservation Area, it is important to consider the relevant heritage guidance and legislation when determining this application.

6.2 A cornerstone of heritage legislation is Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 which 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** It is important to note 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 proposed works are for replacement of the zinc work to the canopy of the porch which is in a poor state of repair. The works are necessary for the good maintenance of the listed building. It is considered the impact of the proposal on the special interest of listed building and the conservation area are considered acceptable.
- 6.7** 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 application 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** No external roofing materials shall be applied unless in accordance with a written specification of the material and its finish, physical samples of the material and section details of the rolls, which shall have been submitted to and approved in writing by the Local Planning Authority. The works shall match those of the existing materials and detailing and 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).

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.