

APPLICATION NO: 20/00035/LBC	OFFICER: Mr Nikita Hooper
DATE REGISTERED: 13th March 2020	DATE OF EXPIRY: 1 July 2020
DATE VALIDATED: 13th March 2020	DATE OF SITE VISIT: N/A
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Homes
AGENT:	n/a
LOCATION:	105 Winchcombe Street, Cheltenham
PROPOSAL:	105 and 107 Winchcombe - Re-roofing, render repairs to chimney stack, repairs to frontage, window repairs and internal plaster repairs/decoration and various internal structural repairs

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 No. 105 and No. 107 are terraced buildings, the former end of terrace, which are subdivided into flats.
- 1.2 105 and 107 Winchcombe - Re-roofing, render repairs to chimney stack, repairs to frontage, window repairs and internal plaster repairs/decoration and various internal structural repairs.
- 1.3 The application is before Planning Committee as the applicant is Cheltenham Borough Homes.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

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

Relevant Planning History:

05/00993/LBC 12th August 2005 GRANT

Replacement of rotten soft wood casement with sash windows on rear elevation. Renewal of damaged railings to front to match existing.

19/02422/PREAPP 12th December 2019 ALLOC

105 and 107 Winchcombe - Re-roofing, render repairs to chimney stack, repairs to frontage, window repairs and internal plaster repairs/decoration and various internal structural repairs

90/00528/PF 28th June 1990 PER

Installation Of Satellite Dish

90/00533/LA 28th June 1990 PER

Installation Of Satellite Dish

15/01662/LBC 23rd October 2015 GRANT

Replacement of existing internal flat entrance doors (105 Winchcombe Street Flats B,C,D and 107 Winchcombe Street Flats B,C,D)

18/02419/LBC 22nd January 2019 WDN

Structural repair to brick vaults below rear access walkway

19/00131/FUL 21st March 2019 PER

Structural repair to brick vaults below rear access walkway

19/00131/LBC 21st March 2019 GRANT

Structural repair to brick vaults below rear access walkway

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

Building Control

30th March 202

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

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	74
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 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.”
- 6.2 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”.
- 6.3 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.”
- 6.4 The terraced houses were constructed c.1820-1850. Listed (Grade II) on 12 March 1955. List entry number: 1388230.
- 6.5 The application is considered under the working practices adopted due to the Covid-19 situation (desk-based assessment only).
- 6.6 The proposal will not detract the significance of the buildings as their evidential and architectural value will remain.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The scheme will not be detrimental to the significance of the listed buildings, subject to conditions; therefore it is recommended that consent is granted.

8. CONDITIONS

- 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.

- 4 The new render work shall match the existing render work on the principal listed building in respect of material, mix, colour and texture.

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.

- 5 Details of repair works to historic fabric not shown within the approved plans shall be 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 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.

- 6 No variation to the approved material(s) shall take place/be installed/applied, unless carried out in accordance with details that 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 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.

- 7 Notwithstanding the submitted details, 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.
- a) Repairs (to include but not limited to: a detailed methodology of repair (including any cleaning of stonework)).
 - b) Roofing material (to include but not limited to: specific product details).
 - c) Lead work (to include but not limited to: details of code(s)).
 - d) Fire stopping (to include but not limited to: details of materials, fixings and relationship to roof timbers).

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 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).