

APPLICATION NO: 20/01509/LBC	OFFICER: Mr Nikita Hooper
DATE REGISTERED: 12th November 2020	DATE OF EXPIRY: 7th January 2021
DATE VALIDATED: 12th November 2020	DATE OF SITE VISIT: N/A
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Homes
AGENT:	
LOCATION:	105 Winchcombe Street, Cheltenham, Gloucestershire
PROPOSAL:	Installation of two box gutters to gable of 105 Winchcombe Street, and fitting of new lead valleys

RECOMMENDATION: 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

- 1.1 105 and 107 Winchcombe Street form a pair of terraced buildings, with No.105 being at the end (south-west). Both are comprised of flats (4no. in each).
- 1.2 (The applicant has stated that the adjacent property (Robert Harvey House), immediately to the south-west of the proposal site, is owned by Cheltenham Borough Council and managed by Cheltenham Borough Homes).
- 1.3 Installation of two box gutters to gable of 105 Winchcombe Street, and fitting of new lead valleys [for clarity No.107 forms part of the proposal site].
- 1.4 (From section 3 of the application form (description of proposed work) – “Installation of 2 box gutters to gable of 105 Winchcombe Street and new raised valley gutters to 105 & 107 Winchcombe Street).
- 1.5 (The (revised) Heritage Statement states at “Proposed Works” that the “rainwater pipes...will discharge into a surface drain at the base of No. 105 Winchcombe Street gable wall)
- 1.6 Planning Officers agreed that the scheme does not require planning permission.
- 1.7 The application is before Planning Committee as the applicant is Cheltenham Borough Homes, who are responsible for the management and maintenance of Cheltenham Borough Council’s housing stock.

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:

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

20/00035/LBC 24th June 2020 GRANT
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

20/01509/FUL 18th September 2020 NOTREQ
Installation of two box gutters to gable of 105 Winchcombe Street, and fittings of new lead valleys

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

Not applicable

Adopted Cheltenham Plan Policies

Not applicable

Adopted Joint Core Strategy Policies

SD8 Historic Environment

Supplementary Planning Guidance/Documents

Not applicable

4. PUBLICITY AND REPRESENTATIONS

Number of letters sent	37
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

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

4.2 It should be noted that the site notice does not expire until 23 December 2020 as there was a delay in its display. It was agreed in liaison with the Head of Planning that the scheme would be presented to committee in order, if approved, to keep the proposed works on schedule. Given this, if the application is given consent by members, no formal decision will be issued until after the consultation period has ended and if any material comments are received prior to expiry then the Chair and Vice-Chair will be approached for a final decision.

5. OFFICER COMMENTS

- 5.1** The consideration of the scheme is undertaken as a desk based assessment.
- 5.2** 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.”
- 5.3** 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”.
- 5.4** 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.”
- 5.5** The buildings form a pair of houses that were constructed c.1820-1834 (they are depicted on H.S Merrett’s 1834 plan of Cheltenham. Listed (Grade II) on 12 March 1955. List entry number: 1388230.
- 5.6** The scheme will not detract from the evidential or architectural value of the buildings and therefore their significance will be maintained.

6. Public Sector Equalities Duty (PSED)

- 6.1** As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:
- Removing or minimising disadvantages suffered by people due to their protected characteristics;
 - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
 - Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- 6.2** Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this application the planning authority has taken into consideration the requirements of the PSED.
- 6.3** In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The scheme will not be detrimental to the significance of the listed buildings as their architectural and evidential value will remain. Therefore, subject to conditions it is recommended that consent is granted (subject to the terms of paragraph 4.2 as above).

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 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.