

APPLICATION NO: 20/01680/FUL		OFFICER: Mr Daniel O Neill	
DATE REGISTERED: 29th September 2020		DATE OF EXPIRY: 22 <sup>nd</sup> January 2020	
WARD: College		PARISH:	
APPLICANT:	The Applicant		
AGENT:	Mr Gareth Smyth		
LOCATION:	British Telecom, Oriel Road, Cheltenham		
PROPOSAL:	New sliding vehicle access gate to Oriel Road, replacement of existing gate to Vittoria Walk and new metal railings on top of existing low level brick wall to achieve an overall height of 1.7m, as well as 1.2m railings opposite Wolseley Terrace.		

## Update to Officer Report

20<sup>th</sup> January 2021

### 1. OFFICER COMMENTS

- 1.1. Following on from the publication of the officers report, a further consultee comment has been provided from the conservation officer;

#### **Heritage And Conservation**

19th January 2021 - Significance

The proposal site is situated in the Central Conservation Area (Montpellier Character Area); a designated heritage asset (the Conservation Area was designated by Gloucestershire County Council on 28 May 1973 and its boundary extended by Cheltenham Borough Council on 14 August 1987).

Immediately to the north-west of the site is Wolseley Terrace (incorporating Wolseley House), a terrace of four houses that was constructed c.1834; it appears on H.S Merrett's 1834 plan of Cheltenham. Listed on 31 July 1970 (Grade II); list entry number: 1387385. Other listed buildings are located in the vicinity, including but not limited to Oriel Villas to the north-east and the YMCA building to the south-east.

#### Legislation and policy

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority when considering whether to grant planning permission, to "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."

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority when considering whether to grant planning permission with respect to any building or land in a conservation area, to pay special attention "to the desirability of preserving or enhancing the character or appearance of that area."

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".

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."

#### Consideration

The consideration of the scheme is undertaken as a desk based assessment.

The application does not "describe the significance of any heritage assets affected, including any contribution made by their setting", contrary to paragraph 189 of the NPPF.

The Central Conservation Area, Montpellier Character and Area Appraisal and Management Plan, was adopted by Cheltenham Borough Council as a Supplementary Planning Document (SPD) on 23 February 2007 and is a material planning consideration in the determination of planning applications.

The SPD provides a townscape analysis map (p.54) which identifies a "key view/vista" from south-east to north-west along Oriel Road.

The proposal site contains a building that is stylistically of the latter half of the twentieth century (c.1960s) and reads as having a commercial use rather than residential. The immediate vicinity is dominated by the highway known as Oriel Road (A46) and contains buildings of various periods.

The proposed works to the boundary of the proposal site will be in keeping with the twentieth century building and metal railings are to be found in the vicinity; therefore the scheme will not appear incongruous in the street scene.

Given the form of the proposed installations, general views along Oriel Road and Vittoria Walk will not be hindered.

The NPPF defines the setting of a heritage asset as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral" (Annex 2: Glossary).

The front (principal) elevation of Wolseley Terrace faces south-east and the proposal site. Map regression shows that the terrace historically faced part of the garden of a detached property known in 1855 as Wolseley Villa. Immediately to the east of the terrace was the carriage drive to the villa (located to the south of the terrace), on the line of the current vehicular access into the proposal site from Oriel Road. The line will be maintained; however, the historic drive and its context have been lost as a result of the c.1960s development.

Views of the front elevation of Wolseley Terrace from the south-east are limited and the proposed installation to the front of the site (north-east) will have negligible impact on them.

With regard to views of the front elevation of Wolseley Terrace from the immediate vicinity of the access point with Oriel Road, the proposed features will partially obscure aspects of the elevation to a degree; however, the design (railings) of the boundary treatments will allow a good degree of visibility. In addition, the majority of the front elevation of the building, particularly the polite upper floors will remain unobscured and assuming that the pavement area to the front of the terrace is publically accessible, views of the features at basement level will be achievable unhindered. The architectural value of the building will remain evident and its contribution to its significance will not be harmed.

Given the above the scheme will not detract from how the listed building is experienced and therefore its significance will be maintained. The proposal also does not present any negative impact on the respective settings of other listed buildings in the immediate vicinity.

#### Conclusion

The proposal will not detract from the character or appearance of the conservation area or the setting of listed buildings and as such the significance of the designated heritage assets will not be harmed; therefore the scheme is acceptable.

## **2. CONCLUSION**

2.1 The conclusions and conditions from the report remain unchanged.