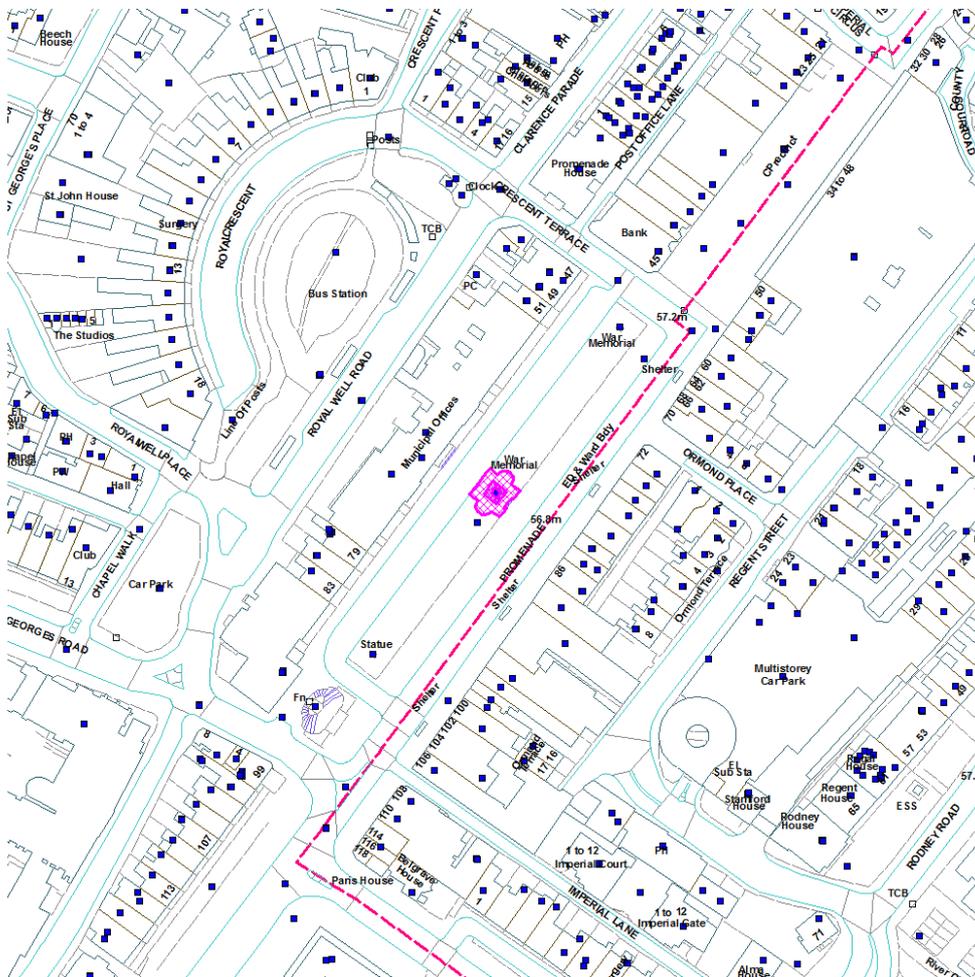


APPLICATION NO: 21/01351/LBC		OFFICER: Mr Chris Morris	
DATE REGISTERED: 8th June 2021		DATE OF EXPIRY: 3rd August 2021	
DATE VALIDATED: 8th June 2021		DATE OF SITE VISIT:	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Borough Council		
AGENT:			
LOCATION:	Cenotaph Promenade Cheltenham		
PROPOSAL:	Incising 2 new names on the war memorial within the curtilage of the Municipal Offices to match the original style.		

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site is Cheltenham War Memorial which is located within the Long Gardens to the front of the Municipal Building, along The Promenade.
- 1.2 The proposed works are for the incising of 2no. new names on the war memorial to match the original style.
- 1.3 This listed building consent application is at Planning Committee due to the agreed decision making process. This requires all Cheltenham Borough Council owned property to be considered and determined by Planning Committee.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Land Allocated for Mixed Use
Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Core Commercial Area
Flood Zone 2
Principal Urban Area
Smoke Control Order

Relevant Planning History:

12/01767/LBC 11th February 2013 GRANT

Replacement of paving slabs with natural stone paving. Replacement of edging of raised planting bed with Forest of Dean stone plinth. Installation of uplighters and LED strip lights to illuminate Cenotaph and plaques. Repair of plinth steps and balustrade stonework. Replacement of existing lanterns with replicas of those originally installed. Installation of information panels.

14/01340/DISCON 24th September 2014 DISCHA

Discharge of conditions 4 and 5 of listed building consent ref. 12/01767/LBC

15/01604/LBC 10th December 2015 GRANT

Conservation of the war memorial to include cleaning of the stonework, carrying out repairs to decayed and fractured stone, repointing, re-cutting and re-filling deteriorated letters, and incising 8no. new names to match original style

16/00728/LBC 8th June 2016 GRANT

Insertion of a narrow stainless steel flashing above inscription panels

16/01290/LBC 23rd September 2016 GRANT

To renew 4 number lamps with 4 purpose fabricated globe lamps and caps

16/01296/CLBW 5th August 2016 CERTPU

Cleaning works to the Cenotaph

16/02132/FUL 17th February 2017 PER

Erection of war memorial interpretation board

17/00381/CLBW 5th April 2017 CERTPU

Cleaning of flagstones

17/00920/LBC 19th July 2017 GRANT

To renew 4 number lamps around the war memorial in the promenade Cheltenham, with new fabricate globe and cap fittings

18/02264/LBC INV

Replace 4 no. lamps to long gardens

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

Historic England

13th July 2021

Thank you for your letter of 21 June 2021 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Cheltenham War Memorial is associated with the municipal buildings on the promenade, and while at the time of a previous restoration application in 2016, it was considered as curtilage to principal listed building, it was subsequently listed Grade II on 16th June 2016. The memorial was constructed in 1921 and paid for by donations. Its significance lies mainly in its historic value in commemorating the tragic loss of the First World War and the way in which it has subsequently been added to commemorate the loss in later conflicts. Monuments of this type hold a great deal of historic significance; marking a great (and tragic) age of memorial building in the aftermath of the First World War. The Cenotaph in Cheltenham was paid for by the community and makes use of a conventional obelisk architectural design. Its prominent location and surrounding balustrading adds to its sense of impact and the continual investment in its upkeep and the addition of new plaques marking later conflicts attached to the balustrading signifies its continuing importance. The municipal buildings on the Promenade are designated Grade II* and the site is situated within the central Conservation Area.

Historic England previously supported proposals to clean and repair the monument, including the incising of 8 new names to match the original style. In heritage terms we have no objection to the proposed additional two names. The Design and Access Statement outlines the criteria by which the former six names were added in 2016. We advise that the council and other relevant consultees and stakeholders come to a decision on the principle on this basis. We understand that lettering would be to match the original style on the Memorial, for which we have no objection.

Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to "have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses". Section 72 of the act refers to the council's need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties. When

considering the current proposals, in line with Para 189 of the NPPF, the significance of the asset's setting requires consideration. Para 193 states that in considering the impact of proposed development on significance great weight should be given to the asset's conservation and that the more important the asset the greater the weight should be. Para 194 goes on to say that clear and convincing justification is needed if there is loss or harm.

Recommendation

Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189 and 193. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

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

5.2 No comments were received.

6. OFFICER COMMENTS

6.1 The listed building consent application for the proposed works to incise two new names on the war memorial needs to be determined by Planning Committee because it falls outside the agreed delegated decision making process, it being in the ownership of Cheltenham Borough Council.

6.2 It is important to consider the policy context in which the proposal needs to be determined. The cornerstone of heritage legislation is the Planning (Listed buildings and Conservation Area) Act 1990, Section 16(2), which requires local planning authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and their setting. A core principle of the National Planning Policy Framework 2019 (NPPF) is set out in Chapter 16, this includes heritage assets be conserved in a manner appropriate to their significance, great weight be given to the asset's conservation and the significance of heritage assets to be sustained and enhanced. This assessment takes account of the relevant considerations in these paragraphs.

6.3 Cheltenham war memorial is grade II listed, most of the buildings and structures surrounding it are also listed, most notably is the Municipal Offices, which is a grade II* listed buildings. The site is also located within the Central Conservation Area. The war memorial is located within the Long Gardens, adjacent to the entrance of the Municipal

Offices. It consists of a Portland stone obelisk, square on plan, rising from a large square plinth set on a three stepped base. It is a First World War memorial by R L Boulton and Sons, dated 1921, with additions for later conflicts. The plinth has a raised carving of the Borough coat of arms on its west face and bears the incised inscriptions of the names of the fallen from the First World War on the other three sides.

- 6.4** The proposed works are for two additional names to be added as incised inscriptions to the North face of the memorial. Justification and support for the addition of the names is justified within the supporting Design and Access Statement. The proposed works are supported by Historic England.
- 6.5** The impact of the proposed works on the significance of the listed building is considered in keeping with the existing memorial. The proposed works are considered to sustain the designated heritage assets and 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 planning permission 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** The incising shall match the existing work on the war memorial listed building in respect of font, size, layout and finish.

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.