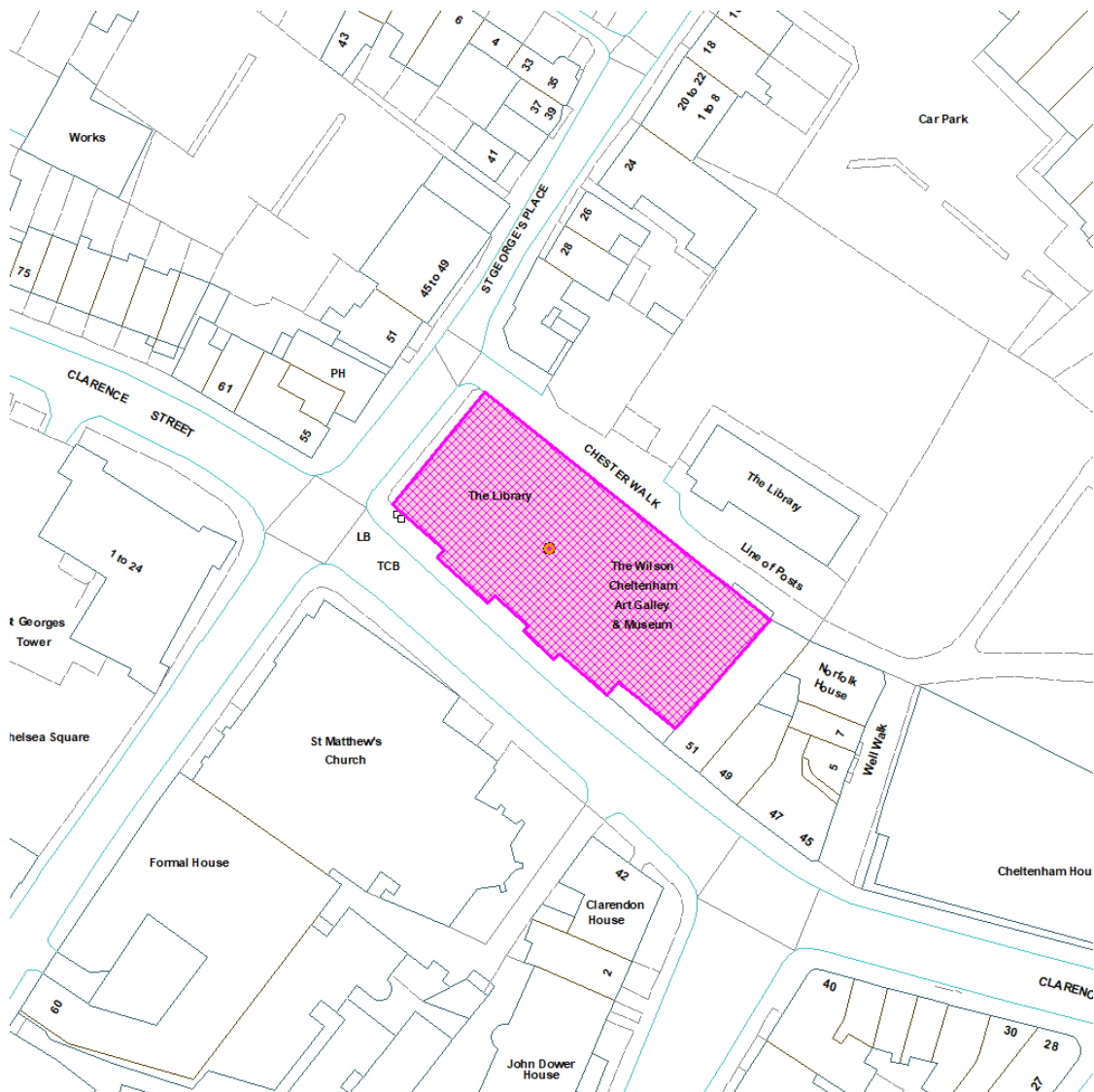


APPLICATION NO: 21/01596/LBC	OFFICER: Mr Chris Morris
DATE REGISTERED: 10th July 2021	DATE OF EXPIRY: 4th September 2021
DATE VALIDATED: 10th July 2021	DATE OF SITE VISIT:
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Council
LOCATION:	The Wilson Cheltenham Art Gallery And Museum, Clarence Street, Cheltenham
PROPOSAL:	Replace the worn parapet gutters, replace zinc sections of zinc courtyard roof

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site is The Wilson Cheltenham Art Gallery and Museum Clarence Street, Cheltenham. It is a grade II listed building located within the Central conservation Area.
- 1.2 The proposed works are for the replacement of the life expired parapet gutters on the roof and gutters around the lantern light within the courtyard. The gutters on the roof are proposed to be replaced like for like in lead, the zinc courtyard gutters are proposed to be replaced with the historically used lead.
- 1.3 The application is at Planning Committee due to the agreed decision-making process, requiring all applications relating to Cheltenham Borough Council-owned property to be considered and determined by Planning Committee.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Core Commercial Area
Principal Urban Area
Residents Associations
Smoke Control Order

Relevant Planning History:

01/00863/LBC 12th September 2001 GRANT
Second floor toilet refurbishment

02/00742/LBC 11th September 2002 GRANT

Internal alterations consisting of various upgraded fire precaution works to the basement, common staircase, lending library and offices and installation of mobile racking to basement

02/00919/FUL 18th December 2002 REF

New extension on basement, ground, first and second floors and remodelling of existing (1989) building on ground, first, second and third floors and alterations to listed (1889) building and plant at roof level

02/00920/LBC 18th December 2002 REF

Demolition of 51 Clarence Street and alterations to existing (1887) library/museum including: alterations to roof top plant areas, refurbishment and remodelling of second floor galleries, removal of stair and new internal opening

02/00921/CAC 18th December 2002 REF

Demolition of all unlisted structures, walls and substructures within the site bounded by 53 and 55 Clarence Street and 3-5 Chester Walk

85/01056/LS 21st November 1985 PER

Art Gallery Cheltenham Gloucestershire - Erection Of Display Cases

85/01079/PF 21st November 1985 PER

Cheltenham Art Gallery and Museum Cheltenham Gloucestershire - Erection Of Three Enclosed Notice Boards On The Facade Of The Art Gallery

86/01207/PF 18th December 1986 PER

Museum And Art Gallery Cheltenham Gloucestershire - Extension To The Museum And Art Gallery - Phase 1

86/01208/PF 18th December 1986 PER

Museum And Art Gallery Cheltenham Gloucestershire - Extension To The Museum And Art Gallery - Phase 2

86/01214/LA 18th December 1986 PER

The Art Gallery And Museum Clarence Street Cheltenham Gloucestershire - Demolition Of Part Of The Building And Extension To Building, Erection Of 4-Storey Extension To The Museum Providing New Entry, Galleries And Offices (Phase 1)

86/01215/LA 18th December 1986 PER

The Art Gallery And Museum Clarence Street Cheltenham Gloucestershire - Demolition Of Part Of Building And Extension To Building And Erection Of A 4-Storey Building To The Museum To Provide New Entry Galleries And Offices (Phase 2)

89/00909/AI 24th August 1989 PER

Erection Of Illuminated Neon Signs

89/00957/AN 24th August 1989 PER

Display Of Non Illuminated Advertisements

89/00960/LA 24th August 1989 PER

Erection Of Signs To Front And Rear Of New Extension

90/00047/LA 22nd February 1990 PER

Alterations To Form New Shop And Installation Of An Additional Handrail To The Main Staircase

90/00400/LA 24th May 1990 PER

Demolition Of Wall To Provide A Service Counter To Coffee Shop

96/00125/AN 21st March 1996 PER

Display Of Two Fabric Banners Suspended Between Two Metal Brackets At Top And Bottom On The Clarence Street Façade (Revised Scheme)

96/00126/LA 21st March 1996 PER

Erection Of Banners On The Clarence Street Façade (Revised Scheme)

97/00448/AN 31st July 1997 PER

Application To Display Banners For 365 Days Per Year

07/01386/LBC 17th December 2007 GRANT

Installation of bird guarding systems to elevations (external)

08/00551/LBC 25th July 2008 GRANT

Internal alterations to kitchen and servery on first floor

09/00215/FUL & 09/00216/LBC 8th April 2009 WDN

Erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building, together with works to number 51 Clarence Street including the formation of a new shop front and replacement of the existing ground to first staircase, following demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk.

09/00217/CAC 8th April 2009 WDN

Demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk. Demolition of garden wall structure bounding Chester Walk and extensions to the rear of number 51 Clarence Street in connection with proposed erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building

09/00785/FUL 23rd July 2009 PER

Erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building, together with works to number 51 Clarence Street including the formation of a new shop front and replacement of the existing ground to first staircase, following demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk.

09/00786/LBC 25th August 2009 GRANT

Erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building, together with works to number 51 Clarence Street including the formation of a new shop front and replacement of the existing ground to first staircase, and demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk.

09/00787/CAC 25th August 2009 GRANT

Demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk. Demolition of garden wall structure bounding Chester Walk and extensions to the rear of number 51 Clarence Street in connection with proposed erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building

83/00788/LA 24th March 1983 GRANT

Internal alterations to provide disabled persons ramp/lift and alteration to entrance

18/00039/ADV 20th April 2018 GRANT

Installation of two banner signs and one hanging sign

09/00785/FUL 2_ACTV

Erection of new 4 storey public Art Gallery building with associated archiving and artefact storage linking to existing 1989 Museum and Gallery building, together with works to number 51 Clarence Street including the formation of a new shop front and replacement of the existing ground to first staircase, following demolition of properties at numbers 53 and 55 Clarence Street and two derelict cottages on Chester Walk.

C11/00018/DEMO 26th July 2011 CLOSED

Demolition of Art Gallery and Museum

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

None received.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	21
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 replace the worn parapet gutters, replace zinc sections of zinc courtyard roof 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 The proposed works are considered necessary for the good maintenance of the listed building and will be undertaken using historically appropriate materials and detailing. No objection is raised to the works in heritage terms.

6.4 The proposed works sustain the designated heritage asset 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 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 Roofing materials

No external facing or roofing materials shall be applied unless in accordance with a written specification of the materials and detailing, details of which shall have been 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 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.