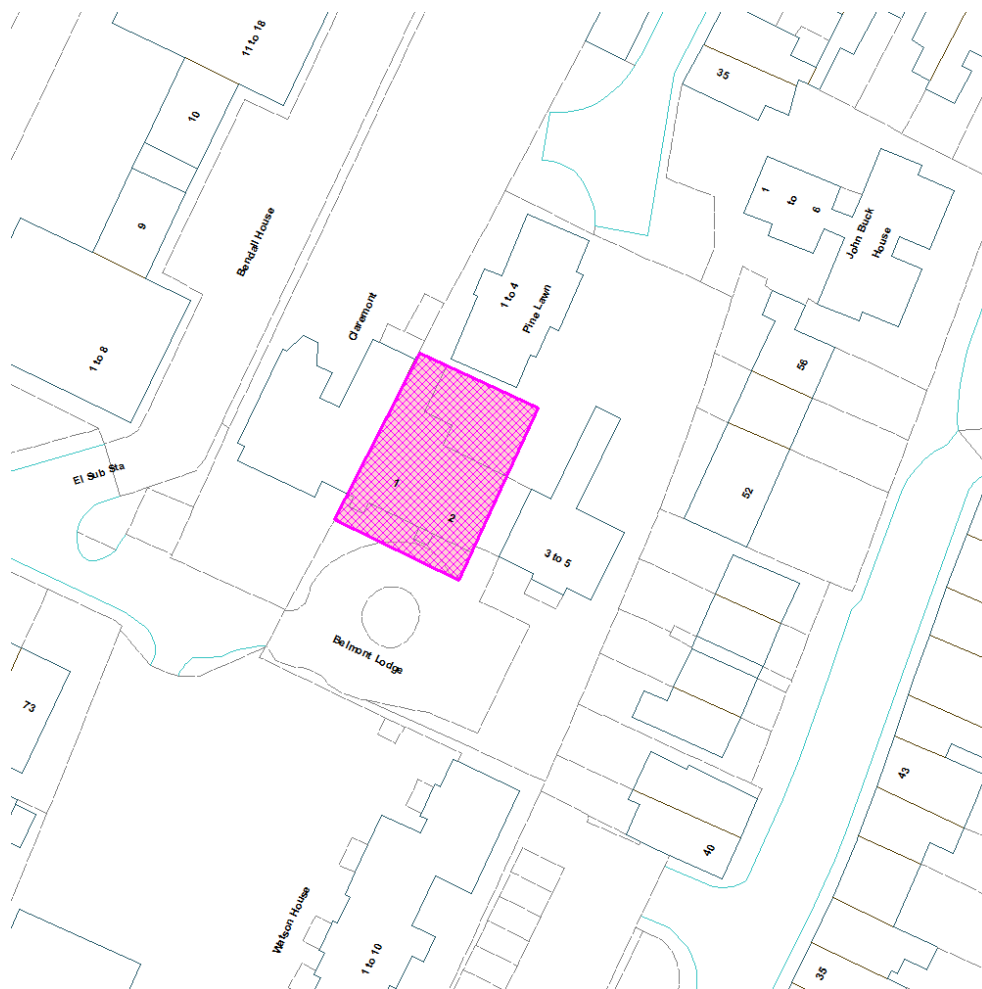


<b>APPLICATION NO:</b> 21/01940/LBC	<b>OFFICER:</b> Mr Nikita Hooper
<b>DATE REGISTERED:</b> 28th August 2021	<b>DATE OF EXPIRY:</b> 23rd October 2021
<b>DATE VALIDATED:</b> 28th August 2021	<b>DATE OF SITE VISIT:</b> N/A
<b>WARD:</b> Pittville	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Homes
<b>AGENT:</b>	Kendall Kingscott
<b>LOCATION:</b>	Belmont Lodge, Belmont Road, Cheltenham
<b>PROPOSAL:</b>	Replacement of single glazed aluminium window to the front elevation using painted timber casement window to match remaining windows. Replacement of defective mineral felt covering to front elevation pitched roof structure using natural slate to match remaining roof areas.

**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 Belmont Lodge is located at the eastern end of Belmont Road. Its front elevation faces south-west.
- 1.2 "Flats 1-2 Belmont Lodge (the original [and subject] building) have been vacant for over 4 years. Flats 3-5 and the surrounding buildings are all currently retirement properties forming a larger complex which share a number of facilities" (Combined Design, Access and Heritage Statement (the D&A) (para. 2.01).
- 1.3 Replacement of single glazed aluminium window to the front elevation using painted timber casement window [single glazed] to match remaining windows. Replacement of defective mineral felt covering to front elevation pitched roof structure using natural slate to match remaining roof areas.
- 1.4 The scheme is before committee as the property is owned by the Cheltenham Borough Council (the applicant is Cheltenham Borough Homes).
- 1.5 In consultation with a Planning Officer, it was concluded that planning permission was not required for the proposed work.

## 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:

**18/01244/PREAPP 9th October 2018 CLO**  
Converting two units/dwellings into four dwellings

**01/00365/LBC 20th April 2001 GRANT**  
Installation of a sky satellite dish

**84/00214/PF 11th July 1984 PER**  
Belmont Road Cheltenham Gloucestershire - Highway Improvement And Widening

**85/00091/PF 25th April 1985 PER**  
Land Off Belmont Road Cheltenham Gloucestershire - Residential Housing For The Elderly (17 Flats) In Accordance With The Revised Plans Received On 10th April 1985

**85/00761/LA 22nd August 1985 PER**  
Belmont Lodge Cheltenham Gloucestershire - Erection Of Block Of 3 Flats Against South East Elevation Of Belmont Lodge Including A Parapet Onto Existing Gable Wall

**12/00168/FUL 23rd March 2012 PER**  
Erection of a GRP scooter store to accommodate up to six mobility scooters to the rear of block 3 - 5 Belmont Lodge

**19/01554/FUL 14th October 2019 PER**

External and internal repairs & reconfiguration to convert the existing 2No. 2 bedroom flats of 1&2 Belmont Lodge into 4No. self contained 1 bedroom flats specifically for the over 55's.

**19/01554/LBC 14th October 2019 GRANT**

External and internal repairs & reconfiguration to convert the existing 2No. 2 bedroom flats of 1&2 Belmont Lodge into 4No. self contained 1 bedroom flats specifically for the over 55's.

**21/01002/DISCON 14th September 2021 DISCHA**

Discharge of condition 6 (schedule of Repairs) of granted permission 19/01554/LBC

**21/01941/DISCON PCO**

Discharge of conditions 5 (Minor ancillary associated works) of listed building consent 19/01554/LBC

### 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. PUBLICITY AND REPRESENTATIONS

Number of letters sent	<b>27</b>
Total comments received	<b>0</b>
Number of objections	<b>0</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

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

### 5. OFFICER COMMENTS

- 5.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) 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.”
- 5.2 Paragraph 189 of the National Planning Policy Framework (MHCLG: 2021) (the framework) states that “Heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance”.
- 5.3 Paragraph 197 of the framework states that “In determining applications, local planning authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets”.
- 5.4 Policy SD8 (Historic Environment) of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2013 (adopted December 2017) (the JCS) states that

“Designated...heritage assets and their settings will be conserved and enhanced as appropriate to their significance.”

- 5.5** Belmont Lodge was constructed as a villa c.1820-1830 and has been subject to alteration. Listed (Grade II) on 14 December 1983. List entry number: 1386744.
- 5.6** The consideration of the scheme is undertaken as a desk based assessment.
- 5.7** The significance of the historic section of the building is principally founded upon its architectural and evidential value as a villa built in the polite Regency style (the range or wing to the right of the front of the building when viewed in elevation appears to date from c. 1985).
- 5.8** The sections of the building subject to the application appear to date from the latter half of the nineteenth century.
- 5.9** The proposed use of timber and slate will be in keeping with the typical historic materials of the period used within the town and the basic appearance of the window is as per the existing, this will not detract from the significance of the building, subject to conditions.

## **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 RECOMMENDATIONS**

- 7.1** The scheme will not be detrimental to the significance of the listed building and is in line with the provisions of the 1990 Act, the framework and policy SD8 of the JCS; therefore, it is recommended that consent is given.

## **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 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 first been submitted to and approved in writing by the Local Planning Authority:

a) Window: to include but not limited to - elevation drawing(s) at a scale of 1:10 or a similar standard scale, section drawing(s) at a scale of 1:2 or a similar standard scale, an indication of material(s) and specific details of any external finishes/colour(s) (product name/reference, physical samples/swatches may be required).

b) Roofing material(s): to include but not limited to - specific product details and images of the slate.

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 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 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.

