

APPLICATION NO: 21/02364/FUL & 21/02364/LBC		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 26th October 2021		DATE OF EXPIRY: 25th January 2022
WARD: Charlton Park		PARISH: Charlton Kings
APPLICANT:	Spirax Sarco Engineering plc	
AGENT:	Mr Nathan McLoughlin	
LOCATION:	Charlton House Cirencester Road Charlton Kings	
PROPOSAL:	FUL & LBC: Demolition of mid-20th Century Wing and Erection of a Replacement Extension to the Office Building	

Update to Officer Report

1. OFFICER COMMENTS

1.1. Following the publication of the officer report, it has been noted there are two typo's within the report. The first is within paragraph 6.3.5 in regards to the difference in heights between the existing extension and the proposed extension, the second is within paragraph 6.7.1 in regards to sustainability and the BREEAM rating category.

1.2. As such, paragraph 6.3.5 of the officers report should read;

Whilst the overall design concept has been supported by the Conservation Officer concerns have been raised in regards to the impact on the setting of the listed building as a result of the increase in scale and massing of the extension compared to the existing. The overall height of the proposed extension would be approximately 5 metres higher than the existing extension; but does not include the lift which would be a further 1.5 metres in height. Officers also had initial reservations regarding the scale of the building, specifically the height. The proposed elevations show the extension to be a nominal amount (approximately 0.17 metres) higher than the listed building therefore the extension could be considered to lack necessary subservience in regards to height. The top floor plant room however would be set back from the front façade and not viewable from ground level. Notwithstanding this, officers raised the issue of height with the applicants who responded by stating that the ceiling heights were necessary to ensure an energy efficient building. They also pointed out that the plant would be contained within the structure and less visible than the existing arrangement whereby some plant sits incongruously on the current flat roofed building. In plan form, the extension would sit on a different footprint to the existing with a curved rather than an L-shaped form. This would reveal more of the historic building to all public views and, along with the contemporary design approach, more clearly differentiate the old from the new. This improved legibility is considered a significant benefit of the scheme. On balance therefore the more sympathetic plan form and high standard of design of the extension are considered to outweigh any concerns regarding the scale of the extension.

1.3. Paragraph 6.7.1 of the officers report should read;

The applicant has provided information regarding the sustainability of the proposed development. It has been noted that the development would be more sustainable re-using the existing structure, however the replacement extension is to operate "*extremely efficiently*" and therefore in the long term would be more sustainable than the re-use of the existing building. Furthermore, the applicant is seeking to commit to achieve BREEAM Outstanding rating; more information on this can be found in the submitted planning statement. Officers welcome the proposal of a sustainable, energy efficient building.

2. CONCLUSION AND RECOMMENDATION

With the above changes to the original officers report in mind, the conclusion, recommendation and suggested conditions remain unchanged from the original report.

3. SUGGESTED CONDITIONS

21/02364/FUL

- 1 The planning permission 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 91 of the Town and Country Planning 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 No external facing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 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) external windows;
- b) parapet;
- c) rainwater goods and any other external pipework; and
- d) balustrades.

The design details shall be accompanied by elevations and section drawings where appropriate. The works shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the character and appearance of the area, having regard to policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 5 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, GI2 and GI3 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 6 Prior to the commencement of development, a demolition and/or construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The demolition and/or construction plan shall include measures to control noise, dust, vibration and other nuisance during the demolition and/or construction phase. No demolition or construction shall be carried out unless in accordance with the approved details.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the use could have an unacceptable environmental impact on the area.

- 7 No demolition or construction works shall be carried out outside the following hours:

Monday to Friday - 07:30 to 18:00 hours
Saturday - 08:00 to 13:00 hours

No such works shall be carried out on Sundays, Public or Bank Holidays.

Reason: To safeguard the amenities of the area, having regard to Policy CP4 of the Cheltenham Borough Local Plan (2006).

21/02364/LBC

- 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 No external facing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

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 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) external windows;
- b) parapet;
- c) rainwater goods and any other external pipework; and
- d) balustrades.

The design details shall be accompanied by elevations and section drawings where appropriate. 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.

- 5 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

21/02364/FUL

- 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.