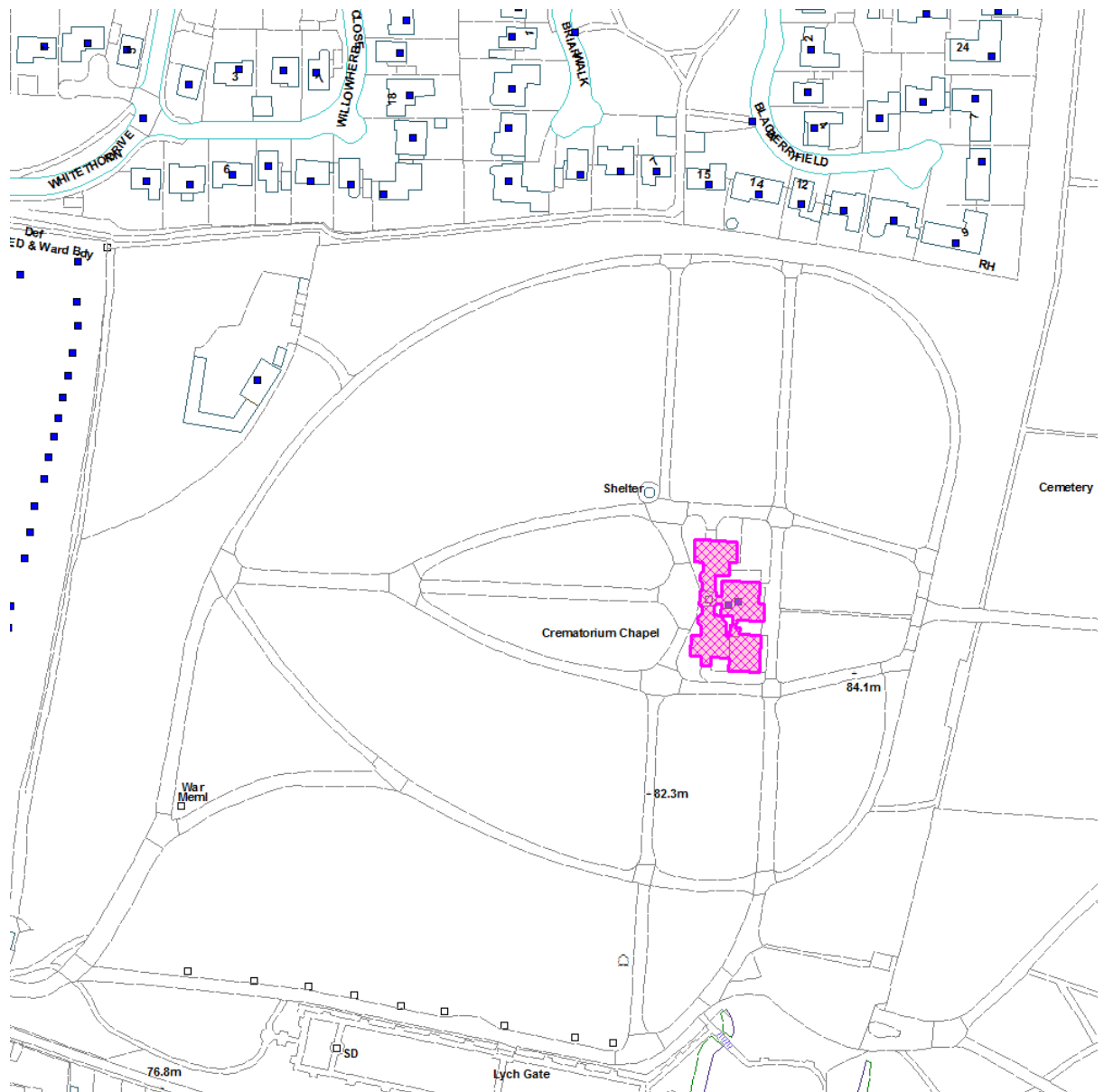


Planning Committee Report

APPLICATION NO: 22/00968/LBC	OFFICER: Mr Chris Morris
DATE REGISTERED: 28th May 2022	DATE OF EXPIRY: 23rd July 2022
DATE VALIDATED: 28th May 2022	DATE OF SITE VISIT:
WARD: Oakley Ward	PARISH:
APPLICANT: Cheltenham Borough Council	
AGENT:	
LOCATION: Cemetery Chapels Bouncers Lane Cheltenham	
PROPOSAL: Remove & replace existing guttering, downpipes to cemetery chapels	

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Cemetery Chapels, Bouncers Lane, form part of a grade II listed building in a cemetery, forming a grade II listed Park and Garden.
- 1.2 The proposed works are to remove and replace existing iron guttering, downpipes to cemetery chapels.
- 1.3 The application is referred to Planning Committee for decision as the applicant is Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Listed Buildings Grade 2
Smoke Control Order

Relevant Planning History:

09/01742/LBC 26th January 2010 GRANT

Internal alterations to include new cooled transfer room, new plant room with wrought iron gate, relocation of existing cloister door, rearrangement of existing pews in North chapel and removal of screen between waiting room and corridor

09/01742/LBC 2_ACTV

Internal alterations to include new cooled transfer room, new plant room with wrought iron gate, relocation of existing cloister door, rearrangement of existing pews in North chapel and removal of screen between waiting room and corridor

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

Adopted Cheltenham Plan Policies

Adopted Joint Core Strategy Policies

SD8 Historic Environment

Supplementary Planning Guidance/Documents

Other

4. CONSULTATIONS

Building Control

14th June 2022 - The application may require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1** An advertisement was placed in the Gloucestershire Echo and a site notice was erected near the site.
- 5.2** No comments were received.

6. OFFICER COMMENTS

- 6.1** 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.
- 6.2** A core principle of the National Planning Policy Framework 2019 (NPPF) is heritage assets be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 199-208 set out how potential impacts on heritage assets shall be considered. This assessment takes account of the relevant considerations in these paragraphs, including paragraph 197 of the NPPF, which requires the significance of heritage assets to be sustained and enhanced, with paragraph 199 requiring great weight be given to the asset's conservation.
- 6.3** The Cemetery Chapels, Bouncers Lane, form part of a grade II listed building in a cemetery, forming a grade II listed Park and Garden, both by architect WH Knight. The Cemetery Chapels comprise two chapels dating circa 1864, in the Decorated Gothic style. They form a symmetrical composition with link blocks and a central entrance feature capped by a tower with a spire. The list description describes the building as the finest Victorian cemetery chapel in England, enhanced by its parkland setting.
- 6.4** The proposed works are for minor improvements to the gutters and downpipes and replacement or repair the existing defective flat roof covering to the transfer corridor, which as existing are resulting in water ingress and damage to the fabric. The proposed materials and products will match or be similar to those used on the existing transfer corridor roof and the chapels.
- 6.5** The impact of the proposed works are considered to be in keeping with the character and appearance of the listed building and are necessary works to address the harm the water ingress is causing. The proposed works are therefore 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.
- 6.6** There are not considered to be implications with regard to the Equalities Act 2010 and the Wildlife and Countryside Act 1981 for this application.

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.

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.