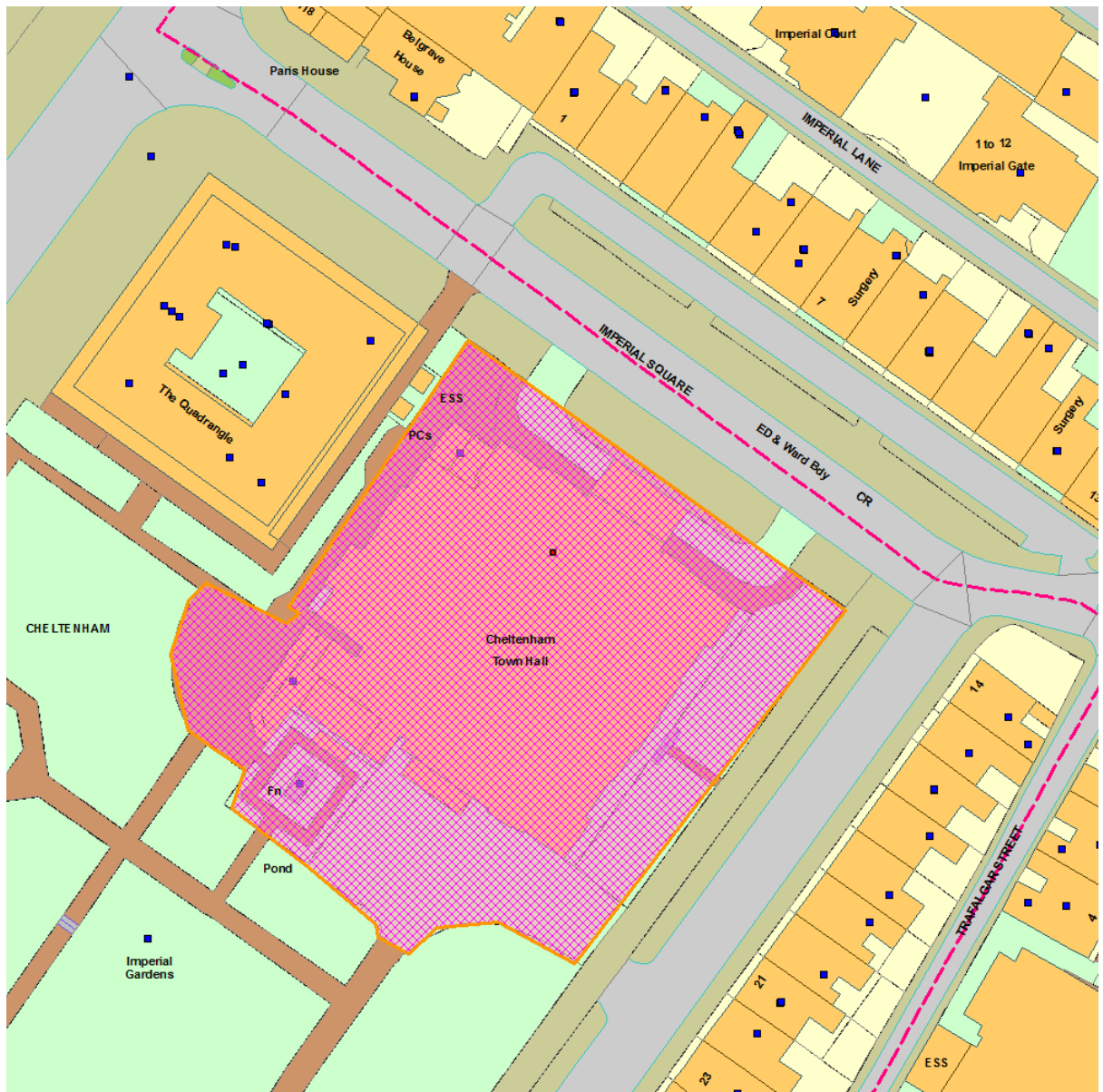


Committee Report

APPLICATION NO: 22/01274/LBC	OFFICER: Mr Nikita Hooper
DATE REGISTERED: 13th July 2022	DATE OF EXPIRY: 7th September 2022
DATE VALIDATED: 13th July 2022	DATE OF SITE VISIT: N/A
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council Property Department
AGENT:	
LOCATION:	Cheltenham Town Hall Imperial Square Cheltenham
PROPOSAL:	Removal of five redundant skylights

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Cheltenham Town Hall (the Town Hall) is located to the north-east of Imperial Gardens in Imperial Square.
- 1.2 The proposal is for the 'removal of five redundant skylights'.
- 1.3 The application is before committee as Cheltenham Borough Council owns the Town Hall. The applicant is Cheltenham Borough Council.
- 1.4 It should be noted that the consultation period closes at the end of 18 August 2022 (the day that the Planning Committee sits). If any comments are received prior to the expiry of this date, then they will need to be considered if/where material and appropriate steps taken as regards the determination of the application.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Core Commercial Area
Flood Zone 2
Listed Buildings Grade 2
Principal Urban Area
Smoke Control Order

Relevant Planning History:

13/00291/PREAPP 10th April 2015 CLO

Installation of 4 no. lighting bars onto the Pillar Room ceiling supported by threaded rod anchored above in roof void

13/00802/PREAPP 17th May 2013 CLO

Install 4 no. signage panels to area below bar shutters and 1 no. sign at roof level as per illustration

00/01035/LBC 7th December 2000 NOOBJ

Installation of lifting points in roofspace for lighting rigs and removal of 2 no. decorative bosses in ceiling of ballroom

84/00145/PF 22nd June 1984 PER

Extension Of Existing Bar, Refreshment And Cellar Facilities, Provision Of Dressing Rooms

84/00146/LA 22nd June 1984 PER

Alterations And Extensions To Enlarge Existing Bar And Refreshment Facilities Provision Of Dressing Room

85/00150/PF 21st March 1985 PER

Alterations To Install A Mezzanine Floor and Provide New Toilets, Rest Room, Cloakroom And Offices And Enclose Porte Cochere

85/00154/LA 21st March 1985 PER

Alterations To Install A Mezzanine Floor and Provide New Toilets, Rest Room, Cloakroom, Offices And Enclose Porte Cochere

86/00213/PF 24th April 1986 PER

Erection Of Temporary Offices And Public Conveniences For A Period Of 24 Weeks While Alterations To The Town Hall Are Being Carried Out

86/00219/LS 24th April 1986 PER

Erection Of Temporary Offices And Public Conveniences For A

Period Of 24 Weeks While Alterations To The Town Hall Are Being Carried Out

86/01292/PC 18th December 1986 PER

Rear Of Town Hall Imperial Square Cheltenham Gloucestershire - Layout Of Area For Car Parking At The Rear Of The Town Hall

90/00028/LA 6th March 1990 WDN

Alterations And Installation Of New Phone Booths

91/00073/PF 21st March 1991 PER

Demolition And Reconstruction Of Skillicorne Garden Wall To Match The Existing (As Amended By Letter Dated 5.3.91)

91/00088/LA 21st March 1991 PER

Demolition And Reconstruction Of Skillicorne Garden Wall, Removal Of Cornice North Face Of Rest Room And Decoration Of Rendered Elevations(As Amended By Letter Dated 5.3.91)

91/00272/PF 25th April 1991 REF

Alterations To Front And Rear Entrances, Public W.Cs, Relocation Of One Office To Provide Improved Access For Disabled

91/00281/LA 25th April 1991 REF

Alterations To Front And Rear Entrances, Public W.Cs And Relocation Of One Office To Provide Improved Access For The Disabled

91/00547/RZ 27th June 1991 PER

Alterations To Front Entrance To Provide Improved Access By People With Disabilities (In Accordance With Revised Plans)

91/00551/LA 27th June 1991 PER

Alterations To Front And Rear Entrances To Provide Improved Access To The Building By People With Disabilities (In Accordance With Revised Plans)

93/00325/PF 27th May 1993 WDN

Erection Of Peace Pole

97/00853/LA 19th February 1998 PER

Alterations To Existing Box Office Foyer (Revised Plans)

98/00955/AN 12th November 1998 PER

Painted Boards And Suspended Fabric Covered Banners Fixed To Both Sides Of 8 Metre High Standards.
(Revised Scheme)

99/00165/LA 22nd April 1999 PER

Minor Internal Works To Cloakroom

06/00344/LBC 2nd August 2006 GRANT

Re-decoration of main hall only

07/01437/ADV 18th January 2008 GRANT

Two poster display cases to promote whats on at Town Hall

10/00101/LBC 19th April 2010 GRANT

Installation of bird guarding system to the front elevation

15/01641/LBC 21st December 2015 GRANT

Alterations to rear flat roof to include removal of chippings, installation of new waterproof membrane, rebed of coping stones, removal of redundant plant and renew 2.no skylights.

15/02048/LBC 22nd February 2016 GRANT

Repairs to lampstand pillars and balustrading

17/00291/LBC 21st April 2017 GRANT

Roof repairs

17/00459/CLBW 27th April 2017 CERTPU

To remove approx 30m2 of the existing Festiniog slate and set aside for reuse. Renew all battens and replace original slate complete with mechanical fixings (nails). Any damaged original slates are to be replaced with a Riverstone slate.

20/01463/FUL 1st March 2021 DISPOS

Permanent retention of marquee

21/02620/FUL 3rd December 2021 WDN

Proposal to retain the current temporary Orangery structure on a permanent basis

21/02620/LBC 25th November 2021 NOTREQ

The proposal seeks to retain the current temporary structure and confirms the layout and arrangement within the application for further detail.

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

18th July 2022 - No comment

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

6. OFFICER COMMENTS

6.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.”

- 6.2** 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”.
- 6.3** 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”.
- 6.4** Policy SD8 (Historic Environment) of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2013 (adopted December 2017) (JCS) states that “Designated...heritage assets and their settings will be conserved and enhanced as appropriate to their significance.”
- 6.5** The Town Hall is included on the National Heritage List for England at Grade II. First listed on 5 May 1972. List entry number: 1104376.
- 6.6** The significance of the Town Hall lies principally, though not entirely, in its architectural value as an example of civic architecture from the early twentieth century.
- 6.7** The Design and Access Statement as submitted states “The works will resolve previous water ingress issues to the south skylight, remove weak points for water ingress, will remove the broken glass and reinstate the roof line for this section of the Town Hall. The works will remove a modern addition which is not functioning and not fit for purpose”.
- 6.8** The removal of the redundant modern skylights and the appropriate making good of the roof will not detract from the architectural value of the Town Hall.

7. Public Sector Equalities Duty (PSED)

- 7.1** 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.
- 7.2** 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.
- 7.3** In the context of the above PSED duties, this proposal is considered to be acceptable.

8. CONCLUSION AND RECOMMENDATION

- 8.1** The scheme will not be detrimental to the significance of the listed building and therefore it is recommended that consent is granted.

9. 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 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.