

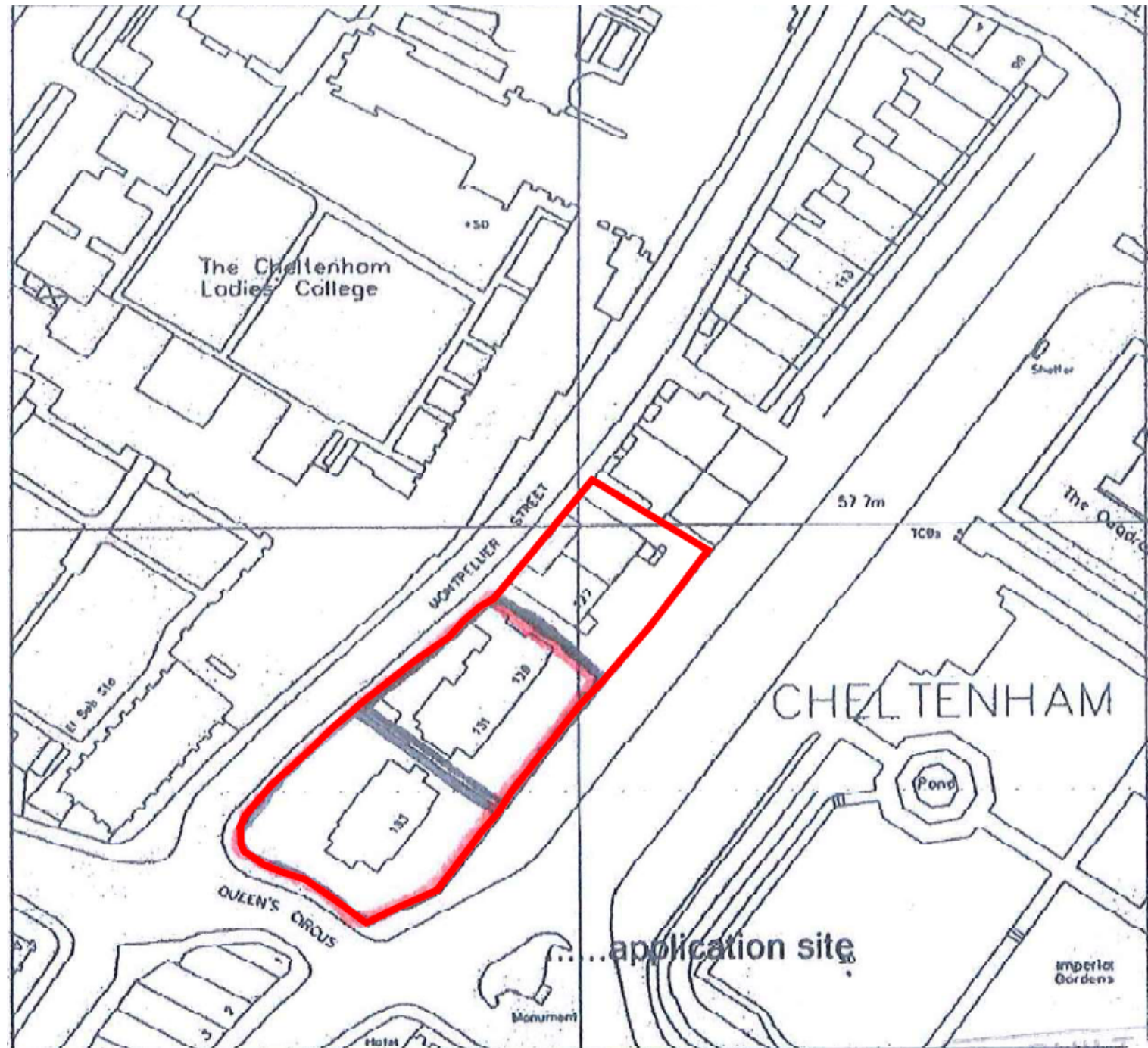
# 22/01373/FUL – 125-133 Promenade, Cheltenham

## Proposals:

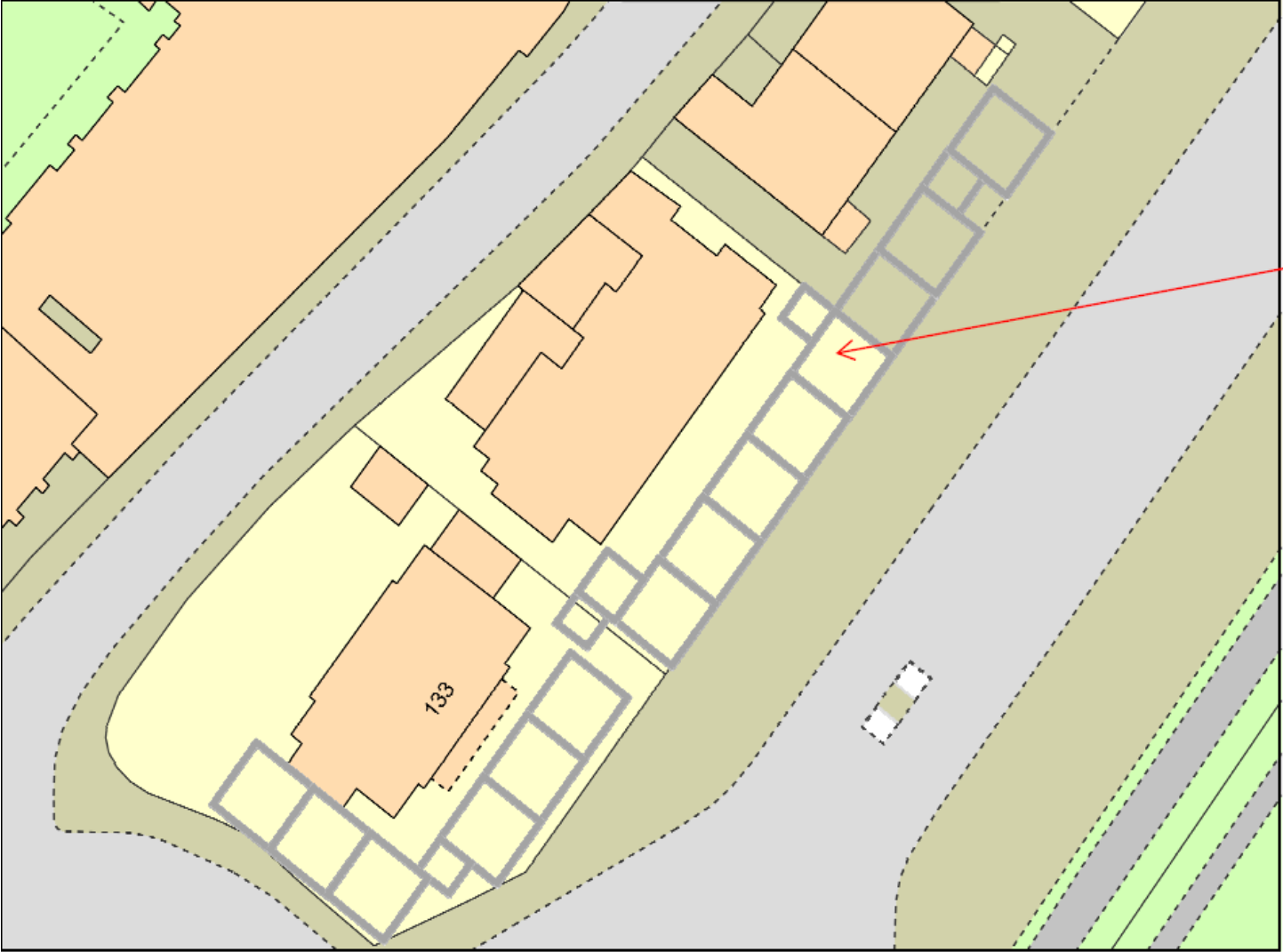
Retention of existing temporary marquees at 125, 127, 129, 131 and 133 Promenade, Cheltenham for a further two year period

The application is before planning committee at the request of Councillor Max Wilkinson.

## Site Location Plan



Block Plan – 14 Marquees



Outline of marquees

Map Information

Scale: 1: 500  
Date: 23/08/2022  
Reference: 131  
Order No: 1502840





Photograph of the marquees in front of 133 The Promenade





Photograph of the marquees in front of 129 - 131 The Promenade





Photograph of the marquees in front of 125 - 127 The Promenade





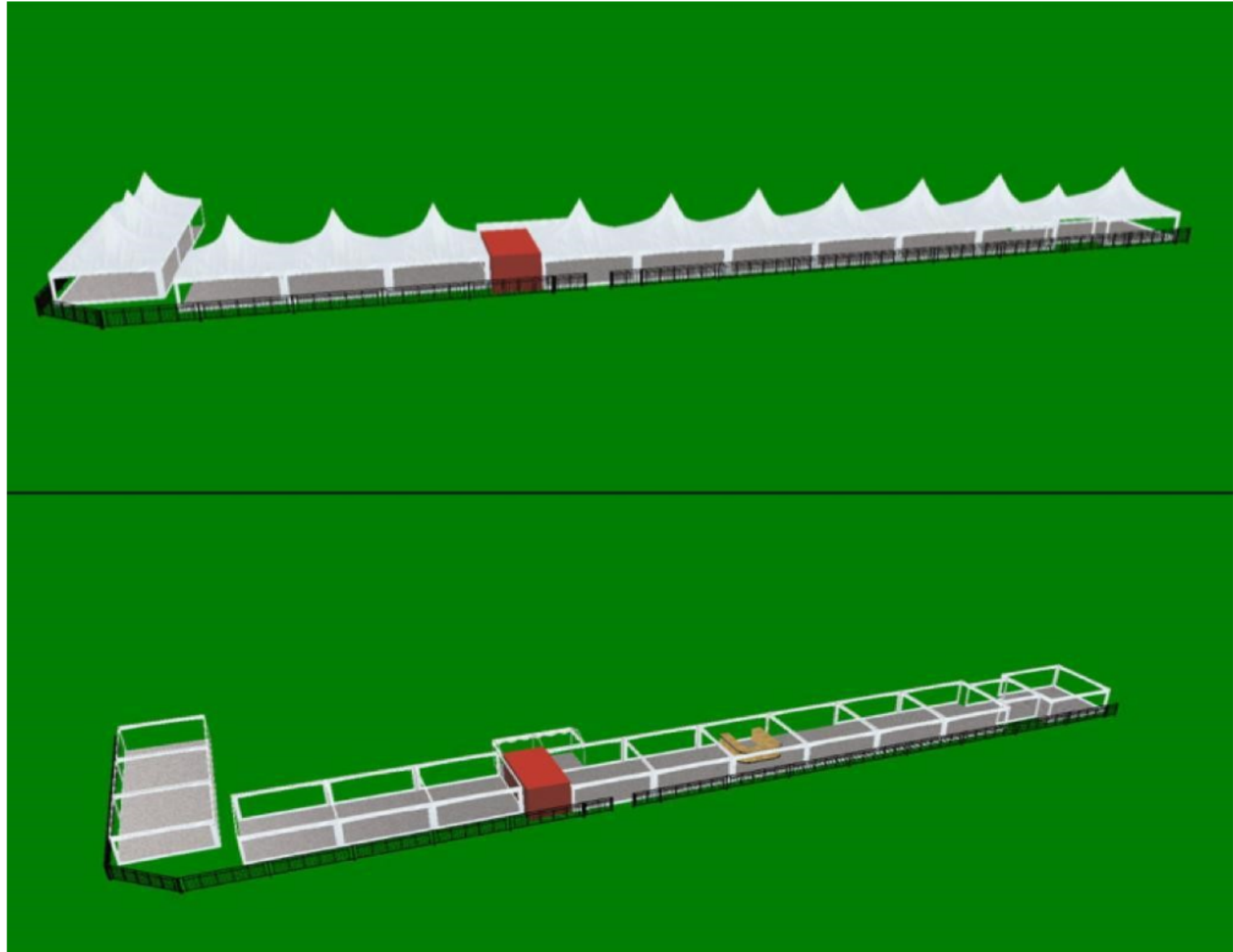








Longer range photograph from the northeast of the marquees in front of the entire site



Site Plan



# Key Planning Matters

- Impact on Heritage Assets – 5 no. Grade II\* listed buildings, neighbouring listed buildings and Conservation Area (Montpellier Character Area)
- Design, form, appearance, number and location of the marquees
- Economic and social benefits and impact on the vitality/economy of the town centre
- Impact on neighbour amenity
- Impact on trees

# Summary of Recommended Refusal Reasons

- Proposals neither sustain or enhance the significance of the designate heritage assets by virtue of the location number, form, design, scale and prominence of the marquees.
- The identified less than substantial harm to heritage assets is not outweighed by the public benefits of the proposals.
- The supporting information demonstrates a poor understanding of the affected heritage assets and offers no clear or convincing justification for the proposed works in heritage terms.
- The development proposals therefore fail to comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework and Policies SD4 and SD8 of the Joint Core Strategy 2017 and Policy D1 of the Cheltenham Plan (2020).