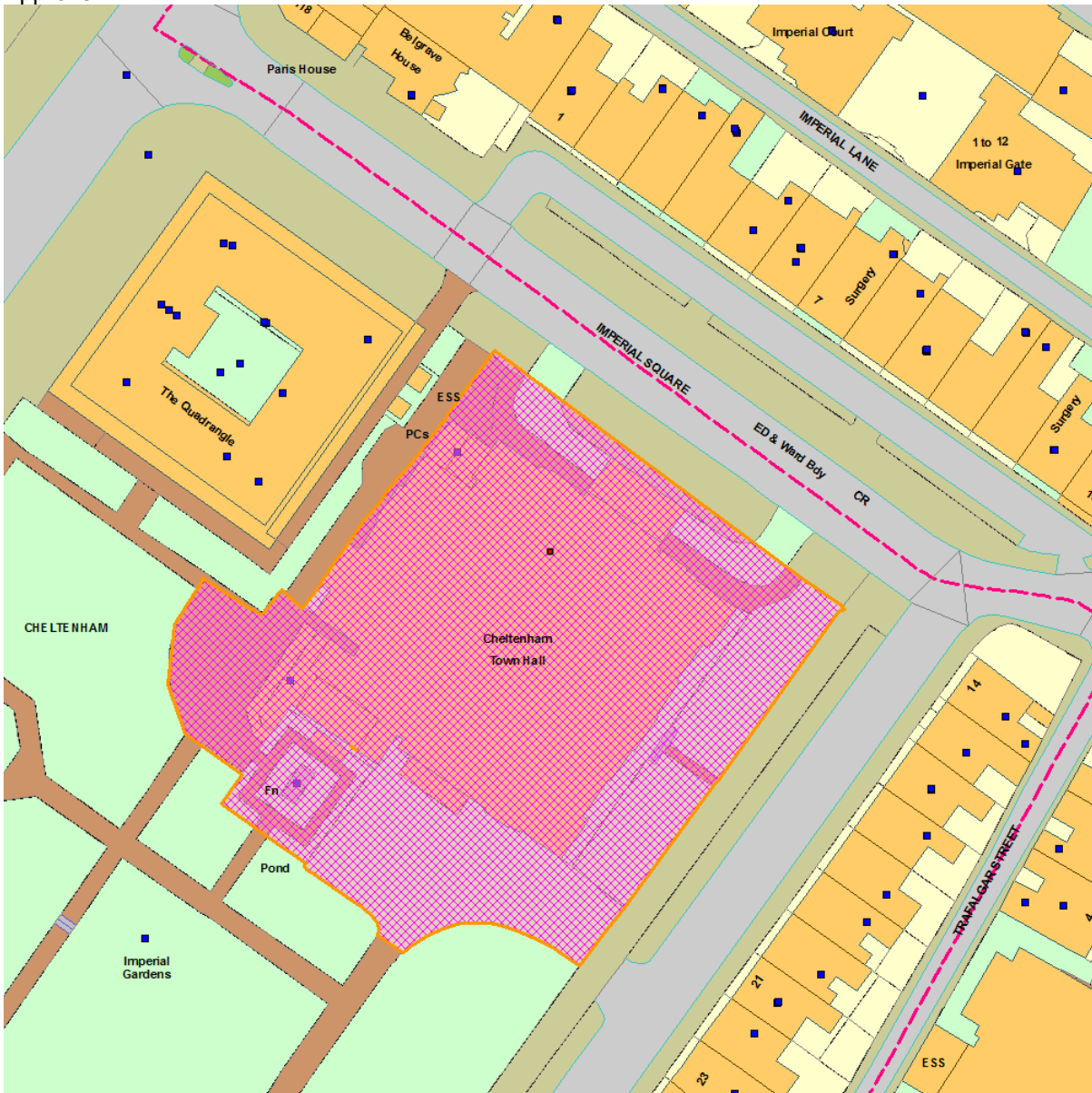


# Officer Report

<b>APPLICATION NO:</b> 22/01855/LBC	<b>OFFICER:</b> Mr Nikita Hooper
<b>DATE REGISTERED:</b> 16th November 2022	<b>DATE OF EXPIRY:</b> 11th January 2023
<b>DATE VALIDATED:</b> 16th November 2022	<b>DATE OF SITE VISIT:</b> N/A
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b> Cheltenham Borough Council	
<b>AGENT:</b> Agent	
<b>LOCATION:</b> Cheltenham Town Hall Imperial Square Cheltenham	
<b>PROPOSAL:</b> Installation of four round skirting boards around the four columns, located in the main hall of the Town Hall. To be fixed to the stage floor and skirting, material, height and shape to match existing. Localised in-situ repairs replacing losses to 16 scagliola columns, with ruled in and painted plaster. Paint work to match existing	

## RECOMMENDATION:

Approve



## 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 description of the proposal reads: Installation of four round skirting boards around the four columns, located in the main hall of the Town Hall. To be fixed to the stage floor and skirting, material, height and shape to match existing. Localised in-situ repairs replacing losses to 16 scagliola columns, with ruled in and painted plaster. Paint work to match existing.
- 1.3 The application is before the committee as Cheltenham Borough Council owns the town hall.
- 1.4 It should be noted that the consultation period closes at the end of 15 December 2022, the day that the Planning Committee sits. If any representations are received between the time of writing this report and midnight on 15 December 2022, then any material comments will need to be considered and appropriate steps taken to determine the application.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Business Improvement District  
Conservation Area  
Core Commercial Area  
Principal Urban Area  
Smoke Control Order

### Relevant Planning History:

**13/00291/PREAPP 10th April 2015 CLO**

Installation of 4 no. lighting bars onto the Piller 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.

**22/01274/LBC 19th August 2022 GRANT**

Removal of five redundant skylights

**22/01438/FUL 21st October 2022 PER**

Temporary change of use of land for up to two years for the siting of an orangery structure to be used as a cafe

### 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**

17th November 2022 - No comment

### 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	<b>N/A (site notice only)</b>
Total comments received	<b>0</b>
Number of objections	<b>0</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

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 text of the list entry refers to the central hall and its “engaged marble Corinthian columns”, whereas they are finished in scagliola (painted plaster decorated to imitate marble).
- 6.8 The lower sections of the 4no. columns on the stage often get damaged during the moving of items of equipment etc. The scheme proposes to surround each column with a skirting, though this will not be attached to the respective columns but fixed to the floor of the stage.
- 6.9 The 4no. columns on the stage have lost their classical proportions as a result of the stage. The installation of the skirting will provide protection from wheeled equipment being run into them and will allow the grandeur of the columns to remain apparent. The architectural value of the building will therefore be maintained.
- 6.10 The repair work to the columns will suitably restore their appearance.

## 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 detract from the architectural value of the listed building and therefore there will be no harm to its significance. Given this, it is recommended that listed building 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.

4 Surfaces (skirting and columns) to be painted to match existing in terms of colour(s) and finishes.

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.