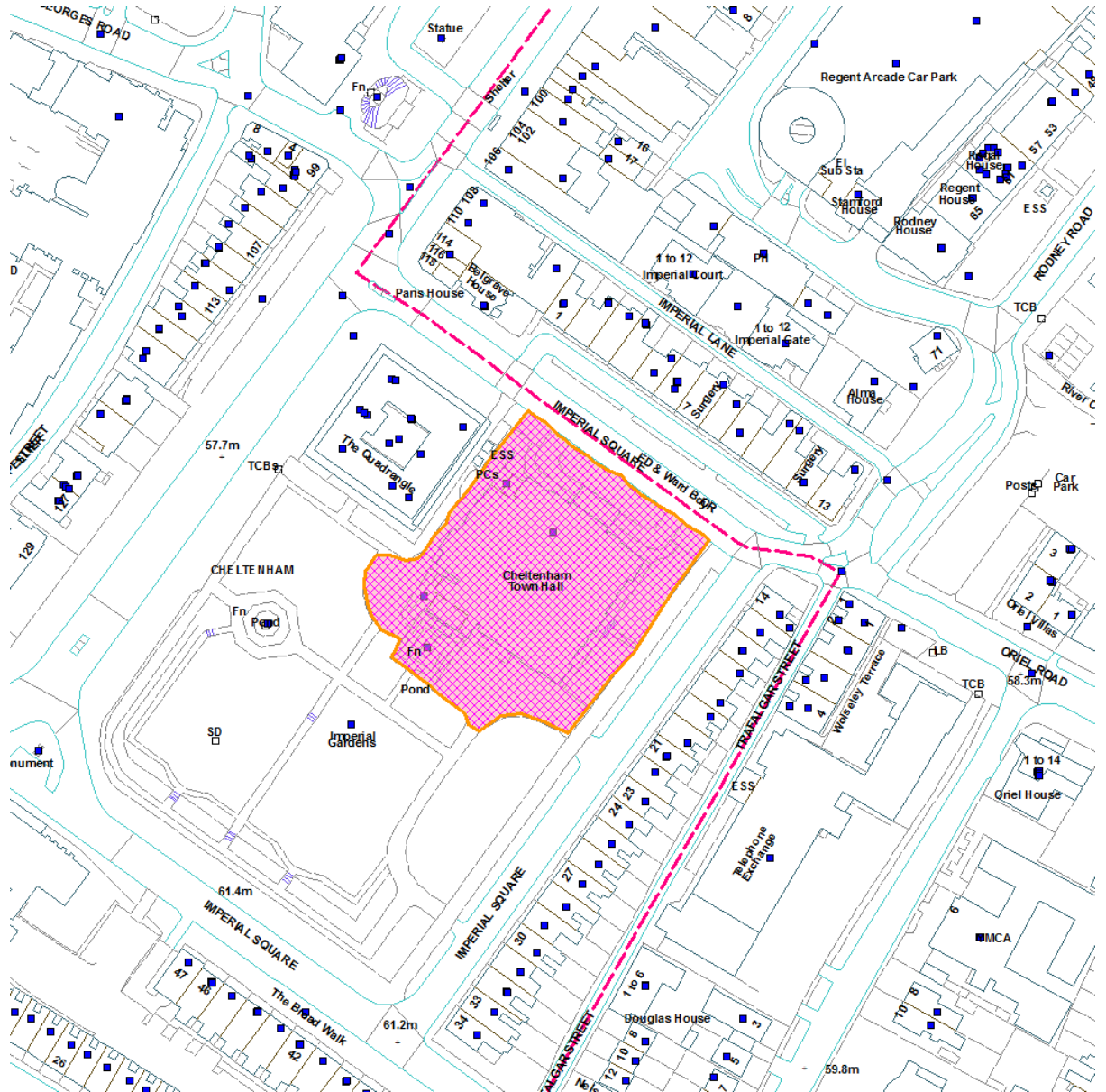


Officer Report

APPLICATION NO: 24/00667/LBC	OFFICER: Mr Peter Ashby
DATE REGISTERED: 13th June 2024	DATE OF EXPIRY: 8th August 2024
DATE VALIDATED: 13th June 2024	DATE OF SITE VISIT:
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Cheltenham Town Hall Imperial Square Cheltenham
PROPOSAL:	Like for like replacement of rear double doors and two sets of floor spring mechanisms (self-closing). Like for like replacement of two spring floor mechanisms on one of the front doors.

RECOMMENDATION: Grant



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Grade II listed Town Hall is a prominent, imposing and large scale Edwardian building located with Central Cheltenham conservation area.
- 1.2 The proposed works includes the like for like replacement of one set of rear doors and associated floor double-action spring mechanisms. In addition, one set of floor springs will be renewed below one set of front double-doors.
- 1.3 The Heritage Statement identifies many faults with the door springs over many years. They are late twentieth century and are coming to the end of their use and beyond economic repair. Due to previous repairs, the floor springs have become uneven and no longer flush; they represent a health and safety concern for this reason. The proposed replacement doors will be like for like. They have been badly damaged and have undergone much wear and tear over many years.
- 1.4 The application is at planning committee as CBC are the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Business Improvement District
Conservation Area
Central 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

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

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

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Section 4 Decision-making

Section 16 Conservation and enhancing the historic environment

Adopted Joint Core Strategy Policies

SD8 Historic Environment

4. CONSULTATIONS

Building Control

16th July 2024 - This application (replacement doors element) may require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. PUBLICITY AND REPRESENTATIONS

5.1 Site notice – date posted 04.07.2024. ECHO Gloucestershire Echo date printed 01.07.2024

5.2 No presentations were received.

6. OFFICER COMMENTS

6.1 Determining Issues

The like for like replacement of one set of double doors and replacement of two sets of floor springs represents significant wear and tear of early fabric which is now beyond economic repair. Currently, it is a health and safety risk due to the uneven floor finish and a security risk due to the locking of the damaged doors.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposals are welcome, in the interests of ensuring the sustained long-term preservation of the heritage asset. And improving ease of access. Details of the replacement joinery details are important, together with the floor springs specified and these are addressed via 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.

- 3 Prior to the installation of the replacement doors, associated ironmongery and door springs, details 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 interest 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 All new works to finishes and works of making good to the retained fabric shall match the existing work adjacent in respect of methods, detailed execution and finished appearance unless otherwise agreed 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.