

<b>APPLICATION NO:</b> 24/01762/FUL	<b>OFFICER:</b> Mrs Lucy White
<b>DATE REGISTERED:</b> 8th November 2024	<b>DATE OF EXPIRY :</b> 3rd January 2025
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b>	The Lucky Onion LLP
<b>LOCATION:</b>	129 - 133 Promenade Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Erection of glazed structures within the front curtilages of Nos 125-127, 129-131 and 133 Promenade to provide external restaurant, dining and drinking facilities associated with 131 Promenade and existing hotel. Installation of PV panels to roofs of 125-127 and 133 Promenade and removal of existing conservatory to side of 133 Promenade.

## REPRESENTATIONS

Number of contributors	<b>143</b>
Number of objections	<b>24</b>
Number of representations	<b>1</b>
Number of supporting	<b>117</b>

23 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 20th November 2024

I strongly object to the two proposed planning applications for the following reasons:

### Heritage Impact:

The first application proposes black steel, fully glazed conservatories in front of each of the three buildings. The second proposes light steel-framed pergolas with retractable fabric roofs. Both of these additions significantly undermine the heritage of the square. As a resident living opposite these buildings, I can confirm that similar additions would not be permitted for my property. Allowing these contraptions to alter the façade would set a damaging precedent and detract from the historic and aesthetic value of this important Cheltenham square.

### Visual Harm:

Both proposals create an unacceptable visual impact, causing significant harm to the setting and character of the buildings. This square is a cornerstone of Cheltenham's historic identity, and such alterations compromise its integrity. The charm and heritage of the area must be preserved without exceptions for commercial gain.

### Unfair Commercial Advantage:

While leniency may have been justifiable during the COVID-19 pandemic, the continued presence of these additions offers an unfair advantage to this particular business. Cheltenham's historic character should not be sacrificed for the financial benefit of one entity.

**Employment Argument:**

Claims of employment benefits are misleading. The hospitality sector as a whole faces recruitment challenges, and a reduction in operations for one business would redistribute staff opportunities elsewhere. Employment is therefore irrelevant to this discussion, which should focus solely on preserving the site's heritage and appearance.

**Local Disruption:**

As a resident, I find the music played outdoors year-round disruptive and inappropriate for this historic location. It further undermines the tranquility and dignity of the area, detracting from the experience of living here.

In summary, these proposals harm the historic character of Cheltenham's premier square, create an unfair commercial advantage, and disrupt the area's ambience. I urge the planning authority to reject these applications to safeguard the square's unique heritage for current and future generations

5 Mowberry Close  
Longlevens  
Gloucester  
GL2 0EN

**Comments:** 27th November 2024

I'm fully in support for the new glass structures for No. 131 The Promenade. It looks fantastic and really fits in with the area. It brings a great mixture of classic and modern, which the surrounding area could really benefit from. I think it'll definitely make the place feel livelier, and it'll probably bring more people to the area, which is great for local businesses. Overall, it's a great addition, and I'm excited to see how it improves the neighbourhood!

4 Wyddrington House  
55 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BQ

**Comments:** 28th November 2024

NONE GIVEN

1 Rhone cottage  
Down Hatherley  
GL2 9qb

**Comments:** 8th November 2024

Cheltenham is a destination town and needs this sort of investment, particularly in the arena of hospitality where so few businesses make money and can invest.

I believe the design gives the older regency frontage a new lease of life. Preservation for preservation sake in a functional town centre space is restrictive, and imaginative and tasteful ways to both preserve architecture but bring into a modern usage like this are precisely what intentional and thoughtful development looks like.

39 LILAC WAY  
CARTERTON  
OX18 1JH

**Comments:** 11th November 2024

As a regular visitor to Cheltenham and No.131, I support the plans for a permanent, and architecturally considerate, structure. The design is very much in keeping with the area.

The use of No.131 terrace space has also provided a significant number of jobs to local people and helps to drive continuous footfall into the town.

\*\*\*\*\* has invested significant monies into businesses across Cheltenham providing opportunities of employment, and the council should be supporting this effort to provide a sympathetic solution - not blocking at every opportunity.

Unit 3 and 4 Lower Barn  
Buildings  
Haselor  
Alcester  
B49 6GB

**Comments:** 21st November 2024

This is clearly a well thought through development that will not only compliment the architecture of the existing building, but as importantly protect jobs and ensure the business can thrive going forward.

As a leading light in the hospitality industry at a local, regional and indeed national level, its important to support 131 with this application.

The positive impact the venue has on Cheltenham as a destination cant be underestimated, that combined with their desire to work with local businesses has such a wide and positive knock on to the economy.

Cowlsmead  
Shurdington  
Cheltenham  
GL514TD

**Comments:** 20th November 2024

I totally support the proposal for 131. Providing jobs for the local community , also a fantastic place to dine.

Eslington House  
Thirlestaine Road  
Cheltenham  
Gloucestershire  
GL53 7AS

**Comments:** 19th November 2024

A promenade is meant to be a place for strolling and pleasure - the proposed sympathetic and elegant design will surely enhance this experience for local people and visitors to the iconic festivals.

Do we want more of the same old status quo in our prom - solicitors offices, estate and letting agents?

Come on CBC get behind this scheme as a neighbour to 131 I am in full support.

2 Ridge Grove  
Brockworth  
Gloucester  
GL3 5AG

**Comments:** 20th November 2024

The replacement of the marquees with a new permanent structure would be great for Cheltenham and keep the town moving forward.

I fully support the application and think that the design is sensitive to the townhouses.

As someone who goes to No. 131 it is clear to see what a great destination they have created for both local people and those travelling to socialise, stay and dine, which is beneficial for the local economy.

9 the strand  
Charlton  
Pershore  
wr10 3jz

**Comments:** 21st November 2024

I'm really impressed with this proposal, it not only preserves the integrity of the structures but also enhance their overall appeal. Venues like 131 are essential to the town, and ensuring it can continue to thrive is so important. Safeguarding the 100+ jobs it provides is equally vital.

Broomhall Farm  
Worcester  
WR5 2NT

**Comments:** 12th November 2024

Full support

10 Ridge Grove  
Brockworth, Cheltenham  
GL3 5AG

**Comments:** 13th November 2024

the Glass structure looks amazing,

26 Hopwood Grove  
Cheltenham  
Gloucestershire  
GL52 6BX

**Comments:** 19th November 2024

I want to express my full support for this project as a worker at the Hotel No.131. I believe this initiative is not only beneficial for the development of Cheltenham but also crucial to ensuring job stability for over 100 employees, including my own. Furthermore, I think this project will strengthen the connection between the hotel and the local community, creating a lasting positive impact. I sincerely hope it receives the necessary approval to move forward.

Flat 6  
22 Swindon Road  
Cheltenham  
Gloucestershire  
GL50 4AL

**Comments:** 20th November 2024

i will like to see an improvement

Nelson Villa  
Trafalgar Street  
Cheltenham  
Gloucestershire  
GL50 1UH

**Comments:** 26th November 2024

Any proposal to construct on the front of the 131 buildings will detract from the Regency facade which is one of the finest in Cheltenham. The circus tents did a good job for the town and Mr Dunkerton during COVID but now their job is done. There is an abundance of other businesses in the vicinity where his employees will find work. He will still be able to trade profitably in his permanent premises. Cheltenham can reclaim this historic part of the promenade.

44 Hall Road  
Cheltenham  
Gloucestershire  
GL53 0HE

**Comments:** 29th November 2024

I fully support the planning application; I think the proposal will be a great addition as it complements the architecture surrounding 131 and only enhances the venue. It ensures the safety of the roles for the staff who work there and boosts the space to eat, drink, stay and enjoy events in a lovely location. I think this would be a great improvement to town and a fantastic addition to No.131 and the promenade!

28 Newtown  
Toddington  
Cheltenham  
GL54 5DU

**Comments:** 27th November 2024

Upon reviewing the planning proposal I can say I am wholeheartedly in support.

Not only for the sympathetic and tender way in which it will sit within the existing regency architecture, but also in its forward thinking and vision.

Bringing the traditions of the 19th century into the 21st and beyond. Making Cheltenham relevant for the future and an exciting destination for visitors and locals.

Flat 5  
Acton House  
13 Suffolk Square Cheltenham  
Gloucestershire  
GL50 2DT

**Comments:** 23rd January 2025

Our full support, we regularly dine here and enjoy looking over the square. The new design is lovely, and doesn't take away from the beauty or the ability to see the front of the buildings.

2 Court Cottages  
Little Witcombe  
Gloucestershire  
GL3 4TU

**Comments:** 11th November 2024

Fully support the addition of this structure to the current property. It would be a great addition to Cheltenham.

WBK  
Unit 3 Drift Road  
Maidenhead  
SL6 3TZ

**Comments:** 11th November 2024

As a small business supplying 131 we wholeheartedly support their application. \*\*\*\*\* team have always supported local business as well as Entrepreneurial businesses like ours over the years. I believe the elevated community offering and jobs consistently created should be acknowledged by the local council in supporting this application.

65 Cleeve View Road  
Cheltenham  
Gloucestershire  
GL52 5NJ

**Comments:** 19th November 2024

Both structures would be a beautiful addition to 131 and should be actioned immediately. 131 is an iconic venue in Cheltenham providing not only jobs but an elevated space to drink, eat and stay. It would be a devastating loss to Cheltenham if it was unable to remain open due to Dickenson planning thought processes. Would it revert to the unloved, delapidated office blocks there before Mr Dunkerton sympathetically renovated it? Absolute no brainer.

57 Old Cheltenham Road  
Gloucester  
GL2 0AN

**Comments:** 22nd November 2024

i support this due to the economic growth 131 brings to cheltenham, moreover, the tents are aesthetically pleasing and bring a modern aroma to the town.

21 Queens Retreat  
Cheltenham  
Gloucestershire  
GL51 8NU

**Comments:** 19th November 2024

I have no issue with the tents. They aren't the prettiest of things but they allow people to have a job.

The glass structure design keeps within the style of the property and would allow people to keep their jobs and potential open up more jobs for people in Cheltenham.

**Comments:** 19th November 2024

I have no issue with the tents. They aren't the prettiest of things but they allow people to have a job.

The glass structure design keeps within the style of the property and would allow people to keep their jobs and potential open up more jobs for people in Cheltenham.

The Haybarn  
Manor Farm  
Southam Lane  
Cheltenham  
GL52 3PB

**Comments:** 20th November 2024

Letter attached.

Flat 38  
Miller Place  
Milsom Street Cheltenham  
Gloucestershire  
GL50 4FJ

**Comments:** 7th November 2024

Please do not approve of this application. Any structure to the front of these properties be it permanent or temporary will detract from the integrity of the historic and architectural merit of these 5 buildings.



**Comments:** 7th November 2024

Please do not approve of this application. The construction of a permanent structure to the front of these 5 buildings will have a major negative impact on the buildings and the look of the area.

18 Bennington Street  
Cheltenham  
Gloucestershire  
GL50 4ED

**Comments:** 27th November 2024

The hospitality industry needs to be supported.

16 Carrol Grove  
Cheltenham  
Gloucestershire  
GL51 0PP

**Comments:** 27th November 2024

Fully in favour of the glass structure

25 Timperley Way  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3RH

**Comments:** 9th December 2024

**Letter attached**

**Comments:** 6th December 2024

Letter attached.

46 Prestbury Road  
Cheltenham  
Gloucestershire  
GL52 2DA

**Comments:** 20th January 2025

Dear Planning / Conservation Officers.

Ref nos.

24/01763/FUL

24/01762/FUL

I recently received an email from 131 requesting that I signed a petition supporting the above Applications.

However , I do not support these applications and send you my objections to these proposals.

The front area should be returned to how it was pre Covid ,when the area was laid out as a terrace with a few tables and canvas umbrellas set amongst the topiary garden. This was totally in keeping - enhancing and not interfering with the front aspect of these beautiful historic buildings which then could be viewed as a whole.

These Listed buildings situated on one side of Imperial Square, are prominent in the most prestigious part of the town centre and an important part of Regency Cheltenham. It would be of great detriment and not in keeping with the surroundings to turn the frontage over to mass catering.\*

The intended 'temporary ' tents and structures presently in situ , have been an eyesore spoiling this whole area.

The 131 Group were financially viable prior to expanding these seating areas to the front and have also since increased capacity in the rear and the basement.

What was introduced during the Pandemic ,proved to be a huge financial success to the Group and they want to keep it - whatever, and without apparently any appreciation of the privilege and responsibility inherent in owning such a historic group of properties .

\* On the evidence of other of their venues eg .at Dunkerton - the tented areas proliferate and the tables are so crammed together it's difficult to move between them.

This could repeated at 125 -127;129-131,133 .despite any conditions placed upon them by Planning, as they have proved themselves willing to flaunt any restrictions and continue undeterred.

In Brief

1. These buildings are in a prime location and must be protected.

2.These structures are not necessary -131 already provides hotel ,bars , bbq, and restaurants .It was successful before the introduction of all the extra covers outside.

3.These proposed structures ,will still have a negative effect by restricting the view of the front of the Villas and spoiling the appearance of the street by not fitting in with the other buildings on the row.

4.The immediate surrounding area has abundance places to eat and drink

5.The massive extension of catering provision at the front of the Villas is detrimental to the appearance of each effected building, the Square and the image of Cheltenham as a whole.

6.131 Group have proved they show no civic responsibility and if given consent may very well not comply to any stipulations.

Best wishes

\*\*\*\*\*

46 Prestbury Road  
Cheltenham  
GL 52 2DA

Lowridge House  
Station Road  
Cheltenham  
GL529HR

**Comments:** 13th November 2024

What's not to like. The proposed structure is in keeping with the architecture of the beautiful building behind. I fully support these plans and look forward to the Council approving them and allowing this great venue to continue to thrive and benefit the town

3 Brookbank Close  
Cheltenham  
Gloucestershire  
GL50 3NL

**Comments:** 30th November 2024

This proposal should seriously be approved. It's a great design which still celebrates the beauty and history of the listed buildings. 131 is the heartbeat of Cheltenham hospitality and should be treasured, this proposal and design will enhance the buildings and allow this to continue to be such a vital spot of nightlife. No brainer!

The Haybarn  
Manor Farm  
Southam Lane  
Cheltenham  
GL52 3PB

**Comments:** 9th December 2024

Letter attached.

1 Tarrys Row  
Evesham  
WR11 4PQ

**Comments:** 27th November 2024

I think this would be a great addition to the town of Cheltenham and the building of No. 131. The building of No. 131 has improved greatly over the years through the investments made into it and I think this would one again be a further improvement to the Promenade.

Oakthorpe  
Charlton Drive  
Cheltenham  
Gloucestershire  
GL53 8ES

**Comments:** 27th November 2024

NONE GIVEN

11 weston park  
weston-under-penyard  
Ross-on-wye  
HR9 7FR

**Comments:** 3rd December 2024

I am in full support of the purposed plan for the outside structure for 131. I firmly believe this would be an asset to the building. Care has clearly been taken to design a structure that offers a light touch. Accomplishing a lovely outdoor space without taking away from the beautiful regency architecture of the original building.

This structure also plays a crucial role in allowing an important cheltenham venue to thrive and flourish. This is a place I regular visit with my family and I would very much like to see it continue to serve the local community of Cheltenham and the many visitors of Cheltenham we are lucky enough to receive. It is vital that establishments like this are supported in order to ensure Cheltenham remains a prime location for people to visit and enjoy.

7a hatherley lane  
cheltenham  
gl51 6pn

**Comments:** 27th November 2024

NONE GIVEN

34 Pennsylvania Avenue  
Cheltenham  
Gloucestershire  
GL51 7JP

**Comments:** 19th November 2024

As someone who came to think of 131 almost as a 'second home' during COVID, it would be a crying shame to see this business penalised after creating a thriving business in one of the darkest times. The site itself has gone from strength to strength with every addition made to the premises and boasts a fantastic area for both dining and relaxing.

For that reason, I am in strong support of the new proposed structure for 131 The Promenade. The design appears to be well-thought-out and aligns with both the aesthetic and functional needs of the area. This project has the potential to bring growth to the area, while maintaining the character and charm of the promenade.

The construction and subsequent operation of the new space would create and save numerous jobs, from skilled trades during the build phase to long-term retail and service roles once the development is complete. This project represents not only a chance for growth but also a lifeline for businesses struggling to thrive in a competitive environment.

54 VALE ROAD  
Bishops Cleeve  
Cheltenham  
GL52 8ER

**Comments:** 8th November 2024

I believe this would be a great addition for the town. The proposed structures enhance the hotel & restaurants Regency appeal. Saves 130 jobs for for local people. Boosts the local economy by attracting more local residents & tourists to Cheltenham.

Flat 6  
Macadam House  
31 Bath Street Cheltenham  
Gloucestershire  
GL50 1YA

**Comments:** 20th November 2024

Love how this design looks against the white buildings, much nicer than the marquees, much more suited for the area.

Cambray Cottages  
Vernon Place  
Cheltenham  
Gloucestershire  
GL53 7HB

**Comments:** 19th November 2024

I fully support the design of the new proposed glass structure on the terrace of No. 131. It would be a great addition to the town and provide a great location for dining in Cheltenham.

Lypiatt House  
Lypiatt Road  
Cheltenham  
Gloucestershire  
GL50 2QW

**Comments:** 19th November 2024

This venue is now an important venue for Cheltenham. I entertain business customers and socialise here. I know young people who work here. It adds value to the area. The scheme is good. I agree that the 'tents' have overstayed their welcome but the glass structure is a great solution. This should be approved. The Venus is so important to the area and the surrounding venues benefit as does Cheltenham as a whole. The period buildings are beautiful but need functionality in order to be maintained and restored. The owner has invested heavily. Deserves to be awarded permission.

130 Brunswick Street  
Cheltenham  
Gloucestershire  
GL50 4HB

**Comments:** 19th November 2024

I support the proposed construction as it will make Cheltenham more beautiful. This restaurant is a tradition in Cheltenham, and I really like it. The hotel's style and great location add to the charm of the town.

45 Rynal Place  
Evesham  
WR11 4PY

**Comments:** 27th November 2024

NONE GIVEN

51 Selkirk Street  
Cheltenham  
Gloucestershire  
GL52 2HJ

**Comments:** 20th November 2024

I fully support the efforts by 131 to be able to use their space to enhance the town and create jobs for local people. The plans proposed are very aesthetically pleasing and only enhance the business which is a fantastic asset to the town.

Flat 5  
37 Lansdown Crescent  
Cheltenham  
Gloucestershire  
GL50 2NG

**Comments:** 20th November 2024

I fully support these plans. They clearly enhance the buildings which can be easily seen from the street, and as someone who lives so close I can say they respect the character of the area and they both look fantastic!

The council must stop making decisions that harm local businesses and stifle progress. Our town is already dominated by empty shops, American sweet shops, vape shops, the monstrosity that is Cavendish House, a once iconic building in Cheltenham, these all seem to get a free pass while a high-quality, locally owned business like 131 faces unnecessary obstacles especially as the only locally owned hotel of its size in Cheltenham.

131 is a flagship venue that contributes significantly to Cheltenham's late-night dining and nightlife economy. It is instrumental in maintaining our Purple Flag status, something Cheltenham should be proud of. Allowing more empty buildings to remain unused only drags us down!

These proposals align perfectly with the need to future-proof Cheltenham and ensure it remains a competitive, attractive destination for residents, visitors and businesses alike. These structures are common in thriving towns and cities, supporting footfall, the economy and community!!

Let's not hold ourselves back by pandering to a small, vocal minority who are of a certain age and don't have any interest in the future of Cheltenham. These individuals are focused on preserving their vision of the past, forgetting how these buildings used to look with a car park out front and derelict, funny how they didn't object then!

This plan is a clear step forward in ensuring a dynamic, prosperous, and forward-thinking Cheltenham. Let's not go backward.

86 Tom Price Close  
Cheltenham  
Gloucestershire  
GL52 2LF

**Comments:** 27th November 2024

NONE GIVEN

32 Withyholt Court  
Cheltenham  
Gloucestershire  
GL53 9BQ

**Comments:** 27th November 2024

NONE GIVEN

92 Bath Road  
Cheltenham  
Gloucestershire  
GL53 7JT

**Comments:** 20th November 2024

I am writing to formally object to the proposed development at 131 Promenade on the following grounds:

#### 1. Impact on Heritage and Listed Buildings

The proposed development would significantly disrupt the historic character and integrity of 125 - 133 Promenade, which forms part of a row of listed buildings. This development risks altering the visual appeal, heritage value, and architectural cohesion of the area. It would also adversely impact the other nearby listed buildings and the ambiance of Imperial Gardens. The proposed design is not in keeping with the character of these important buildings and would detract from the historical continuity that is central to this area.

#### 2. Inconsistency with Existing Build Line

The proposed development appears to extend beyond the established build line of other properties in this section of The Promenade. This inconsistency disrupts the visual symmetry and uniformity that contributes to the distinctiveness and appeal of the Promenade area. The build line is a key aspect of the streetscape, and maintaining it is essential for preserving the historical context and planned layout of the area. Allowing this development would set a precedent for future applications in Cheltenham and would open the floodgates for similar applications elsewhere in the town.

#### 3. Detriment to Local Trade and Businesses

Local business owners who have bought properties or established businesses in this area did so with a reasonable expectation that their operations would not face



competition from a large commercial space set directly outside a listed building. When the property at 125 - 133 Promenade was purchased it lacked such external facilities and Lucky Onion would have been fully aware of this.

The temporary tents and structures introduced during COVID-19 were necessary for public health and safety and allowed the area to maintain some level of economic activity under exceptional circumstances. However, these structures and the associated jobs were understood to be temporary measures. The presumption that these temporary facilities should now become permanent disrupts the pre-existing business ecosystem that was well-balanced prior to the pandemic.

#### 4. Employment Considerations

Job creation for the proposed development should not be a primary consideration, as other local hospitality businesses are fully capable of employing staff as their trade resumes to pre-pandemic levels. Retaining the historic integrity of the area, and supporting the long-standing businesses within it, will lead to sustainable employment growth across the hospitality sector as demand recovers.

In conclusion, the proposed development is not appropriate for this historic and culturally significant location, as it would lead to a detrimental impact on listed buildings, disrupt the established build line, and negatively affect the local character and businesses in the area. For these reasons, I urge the planning authority to reject the proposal to protect the integrity and heritage of 125 - 133 Promenade and its surrounding context.

Thank you for considering this objection.

Long Barn  
Aldsworth  
Cheltenham  
GL54 3QY

**Comments:** 10th November 2024

131 and the other dunkertons businesses are an asset to the town. The businesses not only employ many local people but also they have worked hard to enhance the areas they occupy.

This application and also 24/01763/FUL further provides not only an aesthetically pleasing solution, but also continues to secure important employment. It enhances and compliments the area and should be permitted. I support both applications for the applicant to choose from

10 College Road  
Cheltenham  
Gloucestershire  
GL53 7HX

**Comments:** 12th November 2024

I object to both designs proposed. The 131 buildings dominate the main entrance into Cheltenham. The buildings are beautiful and should not be hidden by modern day

structures. The tents have already ruined the buildings for the last 3 years or so even though they should have been taken down over a year ago. It's amazing what one can get away with if one has loads of money. The fact that '100 jobs will be lost' is fanciful to say the least and even if a few jobs are 'lost' then a quick look at the Indeed recruitment website will show that there are plenty of hospitality vacancies in our town. The town has to protect its architectural gems and these proposals do nothing to enhance the buildings and I've not even started on the noise which emanates from the building as a whole. These proposals are merely to enhance the hotel's profit and loss account.

41 The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

**Comments:** 23rd November 2024

Along with my wife I object to Proposals 24/01762/FUL and 24/01763/FUL because of the following reasons.

Permitting either of these proposals would be condoning unfair business practices and continue to disadvantage other local hospitality businesses.

They will both create significant harm to the setting and buildings and will also set an unacceptable precedent that will have a long-term detrimental effect on Cheltenham's Heritage Buildings and the Central Conservation Area.

Homes in Imperial Square have to abide by a strict code - ie NO DOUBLE GLAZING as an example.

The Civic Society have explained their objections more eloquently.

8 St Pauls Road  
Cheltenham  
Gloucestershire  
GL50 4EW

**Comments:** 23rd November 2024

I support this because I believe this would encourage people to visit both 131 and Cheltenham itself, it would provide a warm and secure environment for people to enjoy their free time

18 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 21st November 2024

Letter attached.

36C The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

**Comments:** 28th November 2024

The reasons for my objection are:

- 1) this is a listed building. It is the architecture that draws visitors to Cheltenham not 131
- 2) 131 have never complied with planning rules. To then permit this application would condone their behaviour.
- 3) If planning is passed, this sets a precedent for other similar applications to listed buildings which would detract from Cheltenham's attractions
- 4) The noise can be unacceptable this proposed plan would increase noise levels. this would not only impact on residents in the Square, it would also detract from other businesses located here.
- 5) 131 have ample space at the rear of their buildings that could be utilised which would not detract on the beauty of the buildings.

14 Whaddon Avenue  
Cheltenham  
Gloucestershire  
GL52 5NW

**Comments:** 20th November 2024

I am writing to express my enthusiastic support for the planning application for the proposed metal structure at No. 131. As a frequent visitor, I believe this addition will greatly benefit the restaurant, its patrons, and the community as a whole.

This structure is essential for the following reasons:

- \* Ensuring the viability of a cherished local business: No. 131 is a vital part of our community, offering delicious food, friendly service, a lively atmosphere. This structure will allow them to operate throughout the year, protecting local jobs and contributing to a thriving local economy.
- \* Minimal visual impact: The proposed structure's see-through design is particularly commendable. It ensures uninterrupted views of the beautiful Grade 2 listed building behind it, preserving the area's historic character. This sensitive approach to design demonstrates a commitment to integrating the structure seamlessly into its surroundings.
- \* Expanding opportunities for the community: By providing a covered, weather-protected space, the structure allows No. 131 to host a wider range of events. This creates more

opportunities for residents and visitors to enjoy the restaurant's and the bar's offerings, whether it's a casual meal, drinks with friends, a celebratory party, or even a wedding reception.

I urge you to approve this application. This thoughtful and innovative solution will significantly enhance the restaurant's and the bar's ability to serve the community and thrive in the long term.

**Comments:** 19th November 2024

I am writing in strong support of the planning application for the proposed metal structure at No. 131. As a regular patron, I believe this addition would be hugely beneficial to both the restaurant and the wider community.

Here's why:

**Preservation of a valued local business:** No. 131 is a beloved establishment that provides excellent food, a welcoming atmosphere, community events. Allowing them to adapt to the current climate ensures their continued success and prevents the loss of a valuable local asset.

**Economic benefits:** By enabling the restaurant to remain open, this structure will help safeguard jobs and contribute to the local economy.

**Enhanced dining experience:** The proposed structure offers a solution for limited outdoor seating, weather-dependent operation while maintaining a comfortable and enjoyable dining experience.

I understand the importance of preserving the area's aesthetics. I trust that the design and implementation of the structure will be carried out in a way that minimizes any visual impact and is in keeping with the surrounding environment.

I urge you to approve this application, which will have a positive impact on the vitality of our community.

9 Somme Road  
Cheltenham  
Gloucestershire  
GL52 5LJ

**Comments:** 19th November 2024

I think this would be a great improvement to the town and be a fantastic addition No. 131 and the promenade.

16 knapps cres  
woodmancote  
chelteneham  
gl52 9hg

**Comments:** 2nd December 2024

Really exciting, I hope it goes through. It will be such a wonderful addition to an already beautiful location. Julian has really elevated cheltenham as a town and I fully support his plans

10 Belworth Court  
Belworth Drive  
Cheltenham  
Gloucestershire  
GL51 6HG

**Comments:** 27th November 2024

Great investment for Cheltenham, hospitality sector, old-new era architectural design.

1 Sycamore Lodge  
69 The Park  
Cheltenham  
Gloucestershire  
GL50 2RU

**Comments:** 28th November 2024

We should be encouraging investment into the town of Cheltenham.

This would only enhance The Promenade and continue to help Cheltenham progress forward.

A considered design that respects the buildings already in-situ.

12 Montpellier Arcade  
Cheltenham  
Gloucestershire  
GL50 1SU

**Comments:**

NONE GIVEN

Flat 25  
The Courtyard  
Montpellier Street  
Cheltenham  
Gloucestershire  
GL50 1SR

**Comments:** 11th November 2024

I notice that supporters of this scheme to date are not living nearby and appear to have commented before wider distribution of the details of this scheme, presumably because they have been approached to do so.

The Regency terrace in question is very much part of the listed Imperial Square buildings and adjacent to the fine architectural example of the Queen's hotel.

The construction proposed in front will completely conceal the beauty of the terrace and destroy what is a vital part of Regency Cheltenham. It does not improve in anyway the tentage erected during the Pandemic and simply adds another modern eyesore to it.

The bar and restaurant facilities created by this development are much too large for the location and have severely affected business at other small hospitality venues nearby which have suffered as a result. Also the levels of noise by loud music generated during the day and at night, especially during the weekend, cause considerable annoyance to residents nearby.

The economic considerations quoted about the 100 employees are nonsense since there are many other hospitality locations nearby who are having great difficulty in recruiting staff and there is a well-known general shortage of hospitality staff in Cheltenham as in the rest of the UK.

It will be very sad if the council bends to the economic power of one individual at the expense of losing architectural beauty and the merits of protecting the town's historic heritage.

2 Hatherley Street  
Cheltenham  
Gloucestershire  
GL50 2TU

**Comments:** 18th November 2024

I strongly object to this application. The existing tents were allowed as part of the support package for hospitality businesses during Covid. They should have been removed years ago.

The buildings are amongst the finest in Cheltenham, listed Grade2\*. The proposed glass sheds will obscure their frontage and completely spoil their appearance. The applicant's drawings, showing empty, comparatively transparent sheds are completely misleading - in reality they will be full of furniture, serving stations and people. This would spoil the buildings and reduce the attraction of Cheltenham to visitors by spoiling its finest square. The application should be rejected.

36 Mitchell Way  
Cheltenham  
GL54 2pL

**Comments:** 27th November 2024

I think these looks great and I'm fully supporting they are a important source of employment for many locals

22  
Wheeler Way  
Malmesbury  
sn169gd

**Comments:** 11th November 2024

I would like to express my strong support for this planning application. I regularly visit Cheltenham and my friends and I are customers of 131, a venue that provides an exceptional experience and draws people from surrounding areas. Many people I know travel from outside Cheltenham specifically to visit 131 for meals and special occasions. This contributes to the local economy and supports businesses such as shops in the area. The addition of glazed structures for dining and drinking facilities will enhance the venue's appeal, maintaining the outdoor space that we all enjoy using, while the installation of PV panels demonstrates a commitment to sustainability. This proposal not only preserves but enhances the character and attraction of the whole Promenade, making it a win for both the community and the environment.

8 Welch Road  
Cheltenham  
Gloucestershire  
GL51 0DZ

**Comments:** 27th November 2024

The approval of one of the applications keeps Cheltenham progressing forward, the design is considered and non-offensive to the building. The investment to the townhouses to which this is an addition too has given locals and visitors a great venue to visit.

28 Meadow Brown Road  
Coombe Hill  
GL19 4FA

**Comments:** 27th November 2024

I really like the proposed glazed structure.

4 The Park  
Cheltenham  
Gloucestershire  
GL50 2SG

**Comments:** 9th November 2024

I support both schemes submitted. They add valuable outdoor leisure space to a much neglected street and has greatly improved the visual and social attraction of the town. That it also contributes to the visitor experience is equally beneficial.

4 Colesbourne Road  
Cheltenham  
Gloucestershire  
GL51 6DL

**Comments:** 20th November 2024

The glazed structures are looking so elegant! I vote for these.

5 Victoria Place  
Cheltenham  
Gloucestershire  
GL52 2ET

**Comments:** 27th November 2024

I am writing to express my full support for the planning application for 131 in Cheltenham. As a member of the local community, I believe this development will be a valuable addition to the area, offering a vibrant and dynamic venue that will benefit both residents and visitors alike.

Cheltenham is a town known for its rich cultural scene and thriving hospitality industry, and this new structure will only enhance the existing offering, providing a high-quality space for socializing, dining, and enjoying the diverse culinary experiences that attract people to the area. The proposed establishment is well-positioned to complement nearby businesses and will contribute to the local economy by supporting existing and new jobs and attracting further investment into the town.

Furthermore, the design of the venue and its potential to host a variety of events will add to the cultural vibrancy of Cheltenham, aligning with the town's goals of fostering a lively, welcoming atmosphere. I believe that this development will be a positive step in the continued growth and rejuvenation of the area.

I trust that the planning committee will give due consideration to the benefits this proposal offers and I encourage you to approve the application.



2 Kings House  
17 Brookbank Close  
Cheltenham  
Gloucestershire  
GL50 3NL

**Comments:** 19th November 2024

I fully support the application and I really love the design and will be beautiful for Promenade!

28 Rivelands Road  
Cheltenham  
Gloucestershire  
GL51 9RF

**Comments:** 19th November 2024

The proposed erection of the glazed structures will be in fitting with the current building and is sensitive to Cheltenham centre. 131 has become a destination for many, both Cheltonians and external visitors to the Cotswolds we should all be supporting this proposal to a building which has elevated the town centre offerings.

27 Ivy Crescent  
Bevere  
Worcester  
WR3 7DP

**Comments:** 19th November 2024

I fully support the addition of this structure to the current property. The design has been carefully considered to be in-keeping with the neighbouring architecture. The hotel is an incredible and iconic asset to the town.

10 Devonshire Street  
Cheltenham  
Gloucestershire  
GL50 3LS

**Comments:** 20th November 2024

I am pleased to support the proposal for the glass structures as part of the Terrace Restaurant project. This modern and sophisticated design will be a striking addition to Cheltenham, enhancing the town's appeal while complementing its existing character.

The glass structures not only bring a contemporary aesthetic but also create a welcoming and versatile space for locals and visitors alike. Projects like this are vital for fostering

growth, supporting local jobs, and solidifying Cheltenham's status as a thriving cultural and social destination.

Kensington House  
33 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 22nd November 2024

I live in Imperial Square and object to the proposals for the changes to 131.

Before the tents were erected for covid, the building behind were beautiful and fitted in with Square. This proposal will hide the facade of the building which I do not support.

Our house is also a listed building, I am not able to even install double glazing, or make any changes to the facade of the house. Any additions to the front of my property would be prohibited in order to preserve the look and historical importance of the building. I do not understand why 131 should have different rules applied.

I have read the economic argument and if they do want a covered area extension, there is no reason why they could not utilize the area at the back of buildings to expand. However, they want customers to be able to look at the gardens, the houses and view outside. However, their extension at the front would not provide us with the same beautiful view, we would be looking at the proposed extension.

In addition, there are plenty of restuarants, bars and hospitality venues looking for staff and the people employed at 131 would be able to easily find alternative employment within Cheltenham and the surrounding area.

Overall, it seems unfair that 131 is seeking special arrangements which others on Imperial Square are no afforded. They have broken the rules by not removing the tents when asked and are not attempting to circumvent the rules again.

63 Cypress Road  
Tewkesbury  
GI20 7RB

**Comments:** 27th November 2024

Hospitality is facing a challenging time and we must support these proposals to prevent decline in the buildings and the town.

24 lewis lane Cirencester  
Cirencester  
GL7 1EA

**Comments:** 19th November 2024

I am writing to express my support for the planning application to install a glass structure outside No. 131, Cheltenham. The proposed design is a modern addition that complements the building's historic character while enhancing its functionality and visual appeal. The structure will provide a practical covered space, enhancing the building's usability.. This thoughtful proposal reflects a respectful yet forward-thinking approach to property development.

45 Rynal Place  
Evesham  
WR11 4PY

**Comments:** 27th November 2024

I fully support the planning application proposed and the addition of this structure allows No. 131 which is such a unique site to remain which is great for the town of Cheltenham.

6 fairway  
calne  
calne  
sn11 0lb

**Comments:** 28th November 2024

Investment of this level in a hospitality venue will ensure job security for the people who work here as well as create jobs. In a sector where we need to build and progress a venue like this is a showcase of what can be done to enhance a venue without detracting from its surrounds.

Hazyview 2st Aidans Row,  
School Road,  
Aston Somerville  
WR12 7AS

**Comments:** 13th November 2024

I fully support the hotel planning application submitted. This development will enhance the local area by revitalizing a neglected site, adding much-needed accommodations, and improving the overall aesthetic appeal of the town. The project promises to attract visitors, support local businesses, and contribute to the town's reputation as a vibrant and welcoming destination. The added amenities will also benefit residents, creating a positive social and economic impact on the community.

177 Bath Road  
Cheltenham  
Gloucestershire  
GL53 7LY

**Comments:** 22nd November 2024

I support this cause it will bring more revenue to the town

29 Buckholt Way  
Brockworth  
GL3 4RH

**Comments:** 11th November 2024

131 is an important landmark in Cheltenham and a social space to be proud of. The outside area is essential and replacing the temporary outside marques with a beautiful permanent glass structure that is in keeping with its surroundings has my full support.

29 Somerdale Avenue  
Gloucester  
GL3 4wq

**Comments:** 8th November 2024

NONE GIVEN

90 Cromwell Road  
Cheltenham  
GL52 5DU

**Comments:** 21st November 2024

The project has my full support as it will revitalise the area and and keep the jobs that would otherwise be lost due to downsizing the restaurant. The proposed structure will, if carried out as planned, blend in nicely with the buildings and will not alter the structure of the buildings permanently. There are buildings on the Promenade that look much worse with all those garish adverts displayed in the windows.

To all those objecting the project - please look at the Museum of Military History in Dresden, Germany; or the Port Authority Building in Antwerp, Belgium. New additions (much more modern in those examples, by the way) can complement old buildings. There is no need to live in the past. Cheltenham needs new projects that will attract customers and sustain businesses .

31 Bronsart Road  
London  
SW66AJ

**Comments:** 8th November 2024

I'm a frequent visitor to Cheltenham with my family, drawn by its vibrant atmosphere and unique charm. There aren't many towns in the UK quite like it, and I'm an enthusiastic advocate for everything Cheltenham has to offer, including the races, its festivals and its cultural scene.

I'm fortunate to stay at 131 regularly, and I've always found it to be a truly chic hotel that offers an exceptional experience for visitors. It brings a touch of the elegant, al fresco dining culture seen in Europe to the heart of Cheltenham, creating a refined experience that perfectly complements the town's distinctive character.

I believe we should continue to support places like this to keep towns like Cheltenham having unique venues so there will always be vibrant destinations for us visitors to enjoy and explore.

103 Linden Avenue  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3DT

**Comments:** 14th November 2024

I 100% support the new designs.

I moved to Cheltenham 20 years ago. One of the reasons that I moved here was the mix of contemporary and historic design and culture within the town, something in stark contrast to other towns where retail and hospitality businesses are failing and buildings are falling into disrepair.

To say that this building was an eyesore before 131 is an understatement. I saw very little noise at that time from those who claim to want to protect Cheltenham's heritage when these buildings were fronted by badly parked cars and a frontage in good need of some TLC. From an aesthetic point of view, the glass structure adds to the town and the area, whilst still allowing people to see the original structure - if that's what floats their boat!

131 joins up Montpellier with the rest of the town, and I would suggest that other businesses have thrived and benefited since 131 was established. We should be encouraging growth in our town, not stunting it!

Establishments like this create jobs and attract people to our town, that's why there are comments from far afield - in response to a previous speculative and unfounded comment. And from the Cheltenham Civic Society, I'd like to see some evidence from them on who visited the town to look at these specific buildings when they were an insurance shop, prior to the changes, as compared to the people who visit Cheltenham

BECAUSE of this establishment in its current form. Regarding the previous comment about lots of jobs in hospitality, I can assure you that most jobs in hospitality will not treat their staff as well as 131 do.

Having watched the comments on Facebook and other Social platforms, I can see that the opposition is mainly from a particular demographic in terms of age and ethnicity, but I think Cheltenham has progressed to be a much more inclusive and multicultural town in recent years. Our town and its buildings need to reflect the current culture and demographic, to be progressive and a good mix of contemporary and traditional. Progression, not stagnation.

Hill barn  
Sudeley Road  
Winchcombe  
GL54 5jb

**Comments:** 27th November 2024

I think this is a very good idea and will look very nice with in the area. along with the continuation for T&L

36 Deacle Place  
Evesham  
WR11 3DE

**Comments:** 27th November 2024

NONE GIVEN

Flat 17  
Waterloo Street  
Cheltenham  
GL51 9BY

**Comments:** 27th November 2024

This design really compliments the building.

14 Albert Street  
Cheltenham  
Gloucestershire  
GL50 4HS

**Comments:** 27th November 2024

NONE GIVEN

14 Finchmoor Mews  
Gloucester  
GL2 9AR

**Comments:** 27th November 2024

NONE GIVEN

5 William Booth Hall  
240 Swindon Road  
Cheltenham  
Gloucestershire  
GL51 9HY

**Comments:** 8th November 2024

I have been a local resident for many years and see the positive impact of 131's hospitality to the local and surrounding area. Outdoor dining/seating is a modern, unobjected, standard in hospitality. It is present upon many listed buildings - such as Manchester and other cities. The local Imperial Square features outdoor space without the same consideration as this lovely design that compliments the surroundings. These are fixed to the floor - not the building, therefore there is no risk, just reward. Let us support those businesses - however big or small that support or community.

**Comments:** 8th November 2024

I have lived in the town for many years and clearly see the positives from the hospitality of 131 to the local and surrounding areas. Nearby areas such as Imperial Square are attractive but haven't taken in the same consideration as this beautiful outdoor seating designs. We should promote people who help the community grow and this is a great solution. Hopefully a local blacksmith can help too. This does no harm and can only be a good thing to get a seat on the busy race days!

Dowdeswell Park  
London Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL52 6UT

**Comments:** 20th November 2024

I have been following the process for a while and I feel that the glass option suits the front of the building. Allowing the owner to have a stunning restaurant and the people of Cheltenham to look at a stunning addition to the prom.

\*\*\*\*\* has invested a lot of time and money in This building and it would be a disaster for all if permission was not granted.

No 131 has become the place to go not only for locals but the wider audience from the london etc and I fully support the new look.

106 Long Mynd Avenue  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3QS

**Comments:** 20th November 2024

I am delighted to see the plans for the Terrace Restaurant moving forward and would like to express my strong support for this project. Cheltenham stands to benefit greatly from this development, which aligns beautifully with the town's commitment to growth and cultural enrichment.

The proposed glass structures and metal pergolas blend modernity with elegance, enhancing the area while respecting its surroundings. This project will undoubtedly bring new opportunities for local employment, attract visitors, and solidify Cheltenham's status as a vibrant destination. I look forward to witnessing the positive changes this will bring to our community.

2 Courtrai  
Lansdown Road  
Cheltenham  
Gloucestershire  
GL51 7AF

**Comments:** 20th November 2024

I fully support the proposed plans for the Terrace Restaurant and am excited about the potential benefits this project will bring to Cheltenham. The design, incorporating glass structures and metal pergolas, offers a fresh, modern aesthetic that complements the town's charm and character.

This initiative is more than just a development-it represents an investment in Cheltenham's future by fostering local job creation, attracting visitors, and reinforcing the town's position as a cultural and economic hub. I'm eager to see this vision come to life and the positive impact it will have on our community.

Wayhill  
Spelsbury Road  
Charlbury  
OX7 3LS

**Comments:** 27th November 2024

I am writing to provide my total approval of this application 24/01762/FUL and 24/01763/FUL for the development of the front of the no.131 premises.



These Grade 2 listed buildings are in themselves, incredibly beautiful and both of these applications will only go to further enhance this. Additionally, the installation of PV panels highlights the business' eco friendly credentials.

These buildings (and the business itself) are a central part to the town of Cheltenham providing not only a significant focal point but also attract business from all over the country (and internationally). I visit regularly to no.131, enjoy stunning food, relax in a beautiful setting and (quite often) spend more in surrounding businesses also - I am absolutely certain that no.131 provides fantastic employment opportunity and is for the greater good of supporting other local businesses in the town (where it is well documented that the high street and retail have really struggled over the preceding years). Any help to these sectors should be gratefully welcomed. A rejection to either of these applications will send a detrimentally strong signal to business owners in the local area.

It is for these reasons that no.131 should be given every opportunity to proceed with these applications and continue to be a shining light not only on the promenade but also in Cheltenham itself.

36 Pennylands Way  
Winchcombe  
GL54 5GB

**Comments:** 20th November 2024

The glazed structures will add to the character of the buildings

20 Tom Price Close  
Cheltenham  
Gloucestershire  
GL52 2LF

**Comments:** 21st November 2024

I fully support the proposed project at 131, as I believe it will significantly benefit our community. The design respects Cheltenham's architectural heritage and will enhance the surrounding area without compromising the integrity of the existing buildings.

This venue is crucial for our town, providing over 100 essential jobs we must protect, especially given the recent decline in local businesses, pubs and restaurants. We must rally behind the hospitality sector, and this project exemplifies the support we should offer.

\*\*\*\*\*dedication to making Cheltenham a better town and generating jobs is admirable; losing 131 The Terrace would be a tremendous setback for our community. Cheltenham must adapt and embrace innovative designs like this one to ensure our town remains vibrant, particularly with the increasing number of vacant establishments in the hospitality industry.

Moreover, 131 plays a crucial role in our nightlife and offers exceptional dining experiences, serving as a cultural hub that appeals to diverse age groups and lifestyles. Let's come together to endorse this promising proposal for the benefit of Cheltenham's future.

5 Victoria Place  
Cheltenham  
Gloucestershire  
GL52 2ET

**Comments:** 23rd November 2024

I write in full support of either application for a permanent external dining area at 131, but with a slight preference for this option. Regardless, I think it would be a huge mistake and missed opportunity if one of the two proposals were not approved.

131 is a special venue in the town, enjoyed by so many. The proposals are well thought through, with a high level of consideration for the character and style of the existing buildings.

The business of 131 (combined hotel, restaurant, bar...) are an important source of employment for many locals, who alongside the owner work tirelessly to deliver a unique experience for both locals and visitors to Cheltenham.

160 Hatherley Road  
Cheltenham  
Gloucestershire  
GL51 6EW

**Comments:** 24th November 2024

I think that the proposals are a wonderful idea, they improve the overall look of Cheltenham town while maintaining the same regency aspect celebrated. I believe that the many jobs No.131 provide should be given a large amount of consideration, and it would be a shame to leave so many people redundant when they've already established a lovely working environment.

13 Lyefield Road West  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EZ

**Comments:** 24th November 2024

I fully support the proposals for 131. The design thoughtfully preserves the historic buildings while enriching Cheltenham's character. Importantly, the proposed structures do not obstruct the view of the buildings, allowing their historic features to remain clearly visible. 131 plays a very important role in the town, offering over 100 jobs and a diverse

range of dining. With the hospitality sector facing closures and increasing vacant premises, backing projects like these is essential, and losing this venue would be a significant loss for Cheltenham.

Willow Forge  
Lower Apperly  
Gloucestershire  
GL19 4DS

**Comments:** 19th November 2024

I fully support the addition of these structures to 131. This structure will bring a solid investment to Cheltenham and support the jobs of all the local people who work there.

I think this design is a great like touch approach to provide additional seating to 131. 131 is one of the best bars in Cheltenham and allowing them to add this development will encourage people to go out and invest back in the community.

Garden Flat  
24 Warden Hill Road  
Cheltenham  
Gloucestershire  
GL51 3AW

**Comments:** 21st November 2024

As a long-term Cheltenham resident, I've known the buildings in question as being of great significance in relation to Cheltenham's premier Square. I regretted the installation of marquees in front of them during COVID, but accepted them as a temporary expedient. They should by now have been removed, and the buildings' full gracious frontages once more revealed. The application if granted will result in permanent substantial damage to the setting and appearance of the three Grade II\* buildings. It will also change for the long term the view of the Promenade as you approach from Montpellier.

53 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BH

**Comments:** 28th November 2024

NONE GIVEN

22 Glencairn Court  
Lansdown Road  
Cheltenham  
Gloucestershire  
GL50 2NB

**Comments:** 23rd January 2025

No. 131 provides vital jobs for many local people and has brought life back to Cheltenham. It is a fabulous place to eat and drink with family, friends and colleagues and it would be such a loss to lose this space. Regardless of your thoughts on \*\*\*\*\* himself, don't punish the many people he employs and who enjoy his establishments. He has renovated those buildings and without him, they would be in a much worse state.

8 Sandford Court  
Humphris Place  
Cheltenham  
Gloucestershire  
GL53 7FA

**Comments:** 19th November 2024

We should help the hospitality industry however we can to survive and thrive in tough conditions with rising wages and food costs.

Stoke Road  
Bishops Cleeve  
GL527YA

**Comments:** 27th November 2024

The application is supported. It is important to support the local workforce and employers. The subtle modern design will compliment the existing regency architecture.

65 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SR

**Comments:** 2nd December 2024

I love going to 131, its a fantastic venue and a great addition to Cheltenham. In full support.

24 Bloomsbury Street  
Cheltenham  
Gloucestershire  
GL51 8PG

**Comments:** 20th November 2024

Plan for a glass terrace cover can bring a lot of benefits to the town. It not only enhances the aesthetic appeal of properties but also provides a modern, sustainable solution for maximizing space and light. Glass terraces can offer residents and business beautiful, versatile spaces that can be used year around, regardless of weather conditions. This innovation could attract , more people to the area, promote eco friendly design. Additionally, it could create new job opportunities!

40B The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

**Comments:** 25th November 2024

Letter attached.

40B The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

**Comments:** 25th November 2024

Letter attached.

flat 5, 15 lansdown place  
cheltenham  
gl50 2hx

**Comments:** 27th November 2024

I fully support the new glass structures for No. 131 The Promenade. The proposed designs look wonderful and are really in-keeping with the area. It ties in both the traditional and modern look. As a local resident I can safely say that 131 is a real hub of cheltenham -this new design will bring more people to the area, which in turn will also benefit other local businesses. Overall, it's a fantastic proposal and I can't to see the final thing!

17 Caernarvon Close  
Cheltenham  
Gloucestershire  
GL51 3LQ

**Comments:** 8th November 2024

I fully support this structure it looks good and enhances the buildings behind rather than hide them while helping to support the business and surrounding areas. Let's not forget these buildings wouldn't be well kept and looking beautiful if they hadn't had a lot of restoration from the owner and the hospitality business wasn't there to maintain them.

Tythe Barn  
Lower Dowdeswell  
Cheltenham  
GL54 4lx

**Comments:** 21st November 2024

I would like to offer my support for \*\*\*\*\* and 131.  
Driving Cheltenham's Excellence into the future.

I have known \*\*\*\*\* for over 30 years and can confidently attest to his integrity, impeccable taste, and unwavering passion for Cheltenham. His lifelong connection to this town, coupled with his deep appreciation for its architectural heritage, has been a constant and defining aspect of his work.

\*\*\*\*\* investments in Cheltenham and the surrounding area have been nothing short of transformative, bringing significant positive change. His commitment to preserving and enhancing great historic buildings has set a benchmark for excellence.

No. 131 is a Beacon of Quality!

We frequently dine at the two outstanding restaurants at 131, which are synonymous with exceptional quality. The cocktail bar is without doubt the premier destination in Cheltenham, and we consistently recommend the hotel to visiting friends as it offers unparalleled hospitality. These venues contribute to the town's reputation as a credible, high-end destination a standard that is vital for Cheltenham's continued growth.

This progress should not be taken for granted. It is our collective responsibility to support the evolution of our town to meet the expectations of premium clientele who seek luxury, sophistication, and authenticity.

While I find this the proposed option 1 visually appealing, I believe the other is better suited to meet the town's needs. Regardless of the choice, it is clear that increased hotel capacity is essential to support Cheltenham's growing demand. The designs reflect thoughtful planning and a commitment to high standards, as evidenced by \*\*\*\*\* track record.

Progress requires bold decisions, and \*\*\*\*\* has continually demonstrated his dedication to Cheltenham through his work at 131 and beyond. His vision has inspired

the town to achieve new heights, and this investment represents an opportunity to secure its future as a sophisticated, thriving destination.

**Comments:** 21st November 2024

I would like to offer my support for Julian Dunkerton and 131.  
Driving Cheltenham's Excellence into the future.

I have known Julian Dunkerton for over 30 years and can confidently attest to his integrity, impeccable taste, and unwavering passion for Cheltenham. His lifelong connection to this town, coupled with his deep appreciation for its architectural heritage, has been a constant and defining aspect of his work.

Julian's investments in Cheltenham and the surrounding area have been nothing short of transformative, bringing significant positive change. His commitment to preserving and enhancing great historic buildings has set a benchmark for excellence.

No. 131 is a Beacon of Quality!

We frequently dine at the two outstanding restaurants at 131, which are synonymous with exceptional quality. The cocktail bar is without doubt the premier destination in Cheltenham, and we consistently recommend the hotel to visiting friends as it offers unparalleled hospitality. These venues contribute to the town's reputation as a credible, high-end destination a standard that is vital for Cheltenham's continued growth.

This progress should not be taken for granted. It is our collective responsibility to support the evolution of our town to meet the expectations of premium clientele who seek luxury, sophistication, and authenticity.

While I find this the proposed option 1 visually appealing, I believe the other is better suited to meet the town's needs. Regardless of the choice, it is clear that increased hotel capacity is essential to support Cheltenham's growing demand. The designs reflect thoughtful planning and a commitment to high standards, as evidenced by Julian's track record.

Progress requires bold decisions, and Julian Dunkerton has continually demonstrated his dedication to Cheltenham through his work at 131 and beyond. His vision has inspired the town to achieve new heights, and this investment represents an opportunity to secure its future as a sophisticated, thriving destination.

St Mary?s  
Eastcombe  
GL6 7dy

**Comments:** 21st November 2024

131 is a credit to Cheltenham and is a go to destination for friends, families, colleagues and suppliers.

Both options are great alternatives to the existing tents and I am fully supportive of either being built.

17 Brosnan Drive  
Cheltenham  
Gloucestershire  
GL51 0GD

**Comments:** 17th November 2024

The Cheltenham Civic Society excels in safeguarding Cheltenham's architectural heritage. Their dedication to preserving the town's historical and cultural landmarks is commendable. Given their expertise and proven track record, I see no reason not to heed their advice in this application. Their insights and recommendations are invaluable in ensuring that our built heritage is protected for future generations.

56 Harvest Street  
Cheltenham  
Gloucestershire  
GL52 3PQ

**Comments:** 17th November 2024

I have lived in Cheltenham since I was 13, worked in kitchen jobs as a teenager which taught me so many things that still apply today at the ripe old age of 41. I understand the objections, but lets be pragmatic, do this in a tasteful way and protect jobs and allow people to grow their businesses for the benefit of the community. The proposed structures in either form will not be detrimental, it will add further to what is a thriving business and local area.

Flat 7  
33 Lansdown Crescent  
Cheltenham  
Gloucestershire  
GL50 2NG

**Comments:** 27th November 2024  
NONE GIVEN

63 Naunton Park Road  
Cheltenham  
Gloucestershire  
GL53 7DG

**Comments:** 26th November 2024

I believe this design will elevate an already brilliant establishment. 131 has become a key part of hospitality and nightlife within Cheltenham, popular among locals and visitors. The proposed new structure will improve the fantastic facilities we know and love, as well as improving the look of the promenade in general - and area of Cheltenham vital at busy times of year such as race week and when Cheltenham festival take place.



Flat 11  
knapp road  
st.James Court  
GL50 3QQ

**Comments:** 19th November 2024

I really support the planning application for the new structure.

4 Prospect Terrace  
Fairview Street  
Cheltenham  
Gloucestershire  
GL52 2JG

**Comments:** 19th November 2024

I support either of the proposals for outside covers at 131 - maybe slightly preferring the retractable roof.

Since COVID, 131 has been a vibrant and lively place for people of all ages and ways of life to enjoy socialising with family and friends. The extra outside space has helped to facilitate this, creating a welcome connection between town and Montpellier whilst creating jobs for locals.

Although there are alternative options for covers, such as umbrellas, these rarely offer the desired cover from the great British weather, and usually become a bit grubby. The comfort offered by the current tents is a real selling point to visit 131, and in my opinion - they have not been an eye sore

Preventing the erection of glazed structures outside 131 doesn't really make much sense to me when weighing everything up. Sure 131 is a Grade II listed building, but we should be celebrating these buildings and making fine use of them (as 131 is currently doing). Glass structures will not ruin the aesthetic or feel of the building - they will help to add a beautiful atmosphere to a beautiful building and town.

26 Hopwood Grove  
Cheltenham  
Gloucestershire  
GL52 6BX

**Comments:** 8th November 2024

The idea of having a restaurant at the front gate of No131 not only brings life to The Promenade, but also accommodates hundreds of people that come to this beautifully town and give jobs to the residents that are part of the town.  
We shall not give our backs to a business that exists and will exist, for Cheltenham.

2 Snowhill Drive  
Bishops Cleeve  
Cheltenham  
GL52 8SY

**Comments:** 21st November 2024

I love the design for the new terrace area at 131, I think that it will only enhance not only the 131 building, but also compliment the surrounding buildings.

With so many high street shops and hospitality venues closing around Cheltenham, it would be terrible to see it happen to 131 for something that has clearly been well thought through and would provide a positive outcome for both 131 and Cheltenham town if allowed to happen.

Shaftesbury Hall Student  
Accommodation  
Clarke Way  
Cheltenham  
Gloucestershire  
GL50 4AX

**Comments:** 22nd November 2024

I really like the plan and the design is great.

Apartment 10  
Regent House  
Montpellier Drive Cheltenham  
Gloucestershire  
GL50 1TX

**Comments:** 17th November 2024

I believe that the 131 building and hotel is an iconic building and an important hub which helps enrich the character of Cheltenham. I love how the public are able to enjoy the renovations of the inside of the building. I applaud the new design which will continue to bring visitors into Cheltenham while reflecting the beautiful facade of the building.

18 Peregrine Road  
Cheltenham  
Gloucestershire  
GL53 0LL

**Comments:** 12th November 2024

I Fully support the addition of this structure to the current property. It would be a great addition and improvement to what already is an asset to the town.

23 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 22nd November 2024

The buildings to which this application pertain have been an important part of Cheltenham's architectural and cultural heritage for around 200 years, with a particular significance given their visibility at the heart of the town. Any change to the appearance of these buildings should therefore only be accepted in exceptional circumstances and not where the justification is based on relatively short term outcomes or on private gains.

I believe that justification for the proposal is suggested on the basis of an increase in visitor numbers and on the creation of local employment.

Firstly, without hard data to show that there is highly likely to be a material increase in visitors to Cheltenham purely as a result of the change to these buildings and that any such increase will be to the economic benefit of the town, and not just to the businesses conducted in the buildings, such a claimed benefit should be ignored. Any claimed (and evidenced) material benefit would still need to be considered in the context of not detracting from the enjoyment of other aspects of the town through, for example, increased noise or traffic.

Secondly, the suggestion that the development is needed to support employment in the town seems far-fetched. I would be sceptical of the view that the development specifically supports all of the jobs that are suggested, rather than a subset that are directly attributable to the space created by the development. I also note that the hospitality sector more widely is struggling with a shortage of labour so it seems that job creation in this sector is not a high priority at this time.

It seems to me that the application is primarily driven by a desire to increase the profit potential from the site(s). Whilst profit is not a bad thing, it is not a basis for making a long term change to these specific buildings, which will be an important part of the culture and history of Cheltenham long after these particular businesses have gone.

19 Amber Road  
Bishops Cleeve  
Cheltenham  
gl52 7zg

**Comments:** 11th November 2024

What a great proposal.

It looks much more in keeping with the town and the venue but will also mean the property can keep operating as a beautiful and popular hospitality venue.

With other venues shutting down completely or going up for sale, this becomes even more important for a local business to remain viable and help Cheltenham to generate revenue from people coming to visit and stay.

Having experienced the great work of the team that work there on a number of occasions, keeping them in safe and secure jobs should also be a priority.

7 Nightingale way  
South Cerney  
Nr Cirencester  
GL75WA

**Comments:** 11th November 2024

I fully support this design as not only in keeping with the ironwork designs in our glorious town it doesn't look out of place in front of the beautiful restored buildings.

Cheltenham and certainly Montpellier would benefit from an enhanced and elegant structure along the Promenade. Bravo

1 Coates Mill Cottages  
Winchcombe  
GL54 5NH

**Comments:** 12th November 2024

Both of Dunkerton's proposals are awful. There should be nothing in front of the villas taller than 2 metres. Don't be bullied.

7  
Station Road  
Newnham  
GL14 1DH

**Comments:** 27th November 2024

I fully support the project, which will provide a location which does not affect traffic or noise also providing Cheltenham with a location full of vibrancy and class . Looking at the plans it does not take anything from the regency buildings in fact in my opinion they bring them into the 21st century which is so called progress!!!

Apartment One  
27 Park Drive  
Harrogate  
North Yorkshire  
HG2 9AY

**Comments:** 11th December 2024

I am sending this email to you to share my support for the planning applications for no131 the promenade.

>

> My husband and I visit Cheltenham from Harrogate a few times a year and we are always welcomed, Cheltenham feels like a home from home for us, very similar period architecture which we love.

>

> We frequently stay at no131 during our visits. We first chose to stay at no131 as they have done a fantastic job honouring the beautiful architecture of the building in their interior design (which many hotels don't) but also great food and atmosphere in the restaurants both inside and out.

>

> The space that no131 intend to use to the exterior of the building is very much in keeping with the area in my opinion. It honours the grandeur of the building, whilst providing a great space for locals and tourists to enjoy everything Cheltenham has to offer.

>

> One thing that really stands out to me in Cheltenham (and the Cotswolds) is the clever use of space to create great customer experience using period buildings and their exterior's. Something I believe is lacking in North Yorkshire where we live, it is a massive opportunity for the hospitality industry here to 'up its game' in this space and take some ideas from other counties!

>

> It would be such a shame to see something that works so well and has been planned so considerately, provides local jobs and boosts local economy to not be able to go ahead.

>

> The knock on effect that no131 has to the footfall of other local businesses would massively be impacted if it could not continue to operate.

>

> To be really honest here, If no131 was not there to be enjoyed, we would not visit Cheltenham anymore and stay elsewhere in the Cotswolds each visit. It gives a reason to visit Cheltenham, specifically the area around Montpellier and without it I feel other local businesses would suffer.

>

> Thank you taking the time to read this email

6 Springfield Road  
Cashes Green  
Stroud  
GL5 4RE

**Comments:** 23rd January 2025

We strongly support this request. It will only benefit the town and economy, most importantly keeping people in jobs to pay their bills!

Flat 3  
33 Lansdown Crescent  
Cheltenham  
Gloucestershire  
GL50 2NG

**Comments:** 20th November 2024

As a Cheltenham Local who lives near the Prom, I support the planning proposals for 131, favoring the glass structure.

I think we should be supporting local businesses who provide jobs and entertainment for Cheltenham residents at this challenging time. Cheltenham is a fabulous place to live, it would be a shame if we discouraged businesses from investing in restoring the beautiful buildings around the town.

1 Llandudno Villas  
Lypiatt Street  
Cheltenham  
Gloucestershire  
GL50 2TZ

**Comments:** 9th December 2024

Prior to the huge investment made by Mr Dunkerton, these buildings were in a state of disrepair and neglect. If 131 is forced to close, what will become of these buildings then?

I am in support of both designs as this enables 131 to continue to operate, offering a great venue for residents and visitors alike, securing jobs and I feel the new designs are sympathetic to the buildings.

32 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 23rd November 2024

I object to this proposal most strongly and agree with everything the Civic Society has so eloquently written.

I also object to the fact that at weekends, and especially when the racing is on, we hear a constant thump from the music of 131 from inside our house. This seems totally unreasonable.

I also feel that it is environmentally damaging to heat up a "glasshouse" during probably 8/9 months of the year.

131 was originally exceedingly well done and the gardens at the front were very pretty. These plans are not

17 The Pavilions  
Sandford Road  
Cheltenham  
Gloucestershire  
GL53 7AR

**Comments:** 11th November 2024

We have had to endure the "temporary" tentage in front of 131 for far too long, and I strongly oppose the newly proposed structure since it still obscures the beautiful facade of one of Cheltenhams finest Grade 2 listed buildings.

This building complements the area around Imperial Square and such an ancillary structure should not be allowed to compromise this impressive entrance into Cheltenham town.

If any consideration needs to be given to the business itself, it should be noted that the Hotel was operating previously with outside catering being facilitated by seating underneath umbrellas, which did not obscure the facade of the building and indeed helped to create a welcoming environment for all.

I strongly object to this planning application.

113 St Georges Road  
Cheltenham  
Gloucestershire  
GL50 3ED

**Comments:** 8th November 2024

I would be equally happy to see these glazed structures as the pergola option. 131 is a great amenity and either of these options would be a great enhancement to the site. I am very much in favour!

12A Albert Place  
Cheltenham  
Gloucestershire  
GL52 2HW

**Comments:** 21st November 2024

I wholeheartedly support the project as it will support local jobs and will revitalise the area.

Hailey View  
Coates  
G17 6jy

**Comments:** 24th November 2024

131

I write regarding the planning application for 131 Promenade Cheltenham

To begin with I think it's important to point out the positive impact 131 has had on Cheltenham. It attracts a wealthy clientele to the town which can only benefit other businesses and adds to Cheltenham's growing reputation as a foodie destination. It is also a major employer.

It clearly has brought a high level of service and a safe and beautiful place to eat and drink to the town and is constantly busy which alone shows how needed a space like 131 is. It brings the feel of a London club and cafe society which so many who move from the City miss.

The outside spaces are beautifully thought through and throughout the trials and tribulations of the pandemic - which are all too easy to forget now - 131 were creative in making space so that people could still enjoy an evening out.

I know there is a good deal of envy regarding the success of 131 but I think that's short term thinking. An establishment like 131 can only raise the bar in terms of how people think of Cheltenham and that's always positive for other businesses. People who stay at 13- shop in the vicinity too and try other nearby restaurants during their stay.

The owner's support of various other fairs and events in the town and the ongoing success of the Cider factory on the outskirts also continue to raise the reputation of the town.

I understand changes are required in the outside spaces and I have seen both sets of plans and I believe both would be beautiful additions. I favour the second of the two which I think would be a beautiful addition and only celebrate the architecture of the Promenade and the buildings it sits in front of. It has a certain Versailles/Georgian grandeur and to be honest I'm hugely impressed that the owners will spend so much to create something that will enhance that beautiful Promenade area.

I am never reticent to say when I think a building or addition in terms of conservatory or extension is an eye sore or detracts from beautiful architecture - but I commend these plans to you - especially the second of the two - and hope you will agree so that we might see this welcome addition in real life - so it might continue to draw people to Cheltenham and secure so much employment.

Town centres need to continue to evolve and offer interesting spaces to draw customers in - we see too many town centres dying through lack of energy, investment and original thought. I genuinely believe these plans represent a bright addition and commend them to you.

\*\*\*\*\*



37 Montpellier Villas  
Cheltenham  
Gloucestershire  
GL50 2XQ

**Comments:** 11th November 2024

I fully support the erection of the glazed structures , which will provide a location which does not affect traffic or noise also providing Cheltenham with a location full of vibrancy and class .

Looking at the plans it does not take anything from the regency buildings in fact in my opinion they bring them into the 21st century which is called PROGRESS !

36D The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

**Comments:** 20th November 2024

Cheltenham Borough Council's relaxation of the rules relating to the installation of temporary structures was clearly the right thing to do, however, there was a limitation regarding the size of such structures in terms of footprint and height. Whilst every other business welcomed this help and complied, the Lucky Onion Group saw this as a business opportunity. They completely ignored these rules, not to survive but to gain an unfair advantage over other hospitality businesses in the area. They massively increased their number of covers, completely ignoring the spirit and intent of the amended rules seeing only an opportunity to increase profits. Their own figures show that, over the same period pre and post marquees, there was a huge increase in profits of 858%. This is not newly created revenue but displaced revenue. While others struggled, they pressed home their unfair advantage, taking an unjust share of the available hospitality custom.

Even after the relaxation of Covid rules they continued to treat the planning process with contempt, using delaying tactics to keep the illegal marquees and maintain their unfair advantage. This latest application is equally disrespectful of the planning process as it will require the LPA to ignore the rules rather than uphold them. This would result in significant harm to these highly important Grade 2 Star listed buildings and the Montpellier Conservation area.

The applicant would have us believe that 131 enhances Cheltenham's attraction and its "economic vitality". A clear attempt to gaslight the public and the Council. It is Cheltenham's Heritage and Culture that attracts visitors, its beautiful buildings, its Gardens, its Cultural events. This is what attracts visitors, and this is what enables 131 to be economically viable. Cheltenham's Heritage and Culture will be here long after the Lucky Onion Group are gone.

Permitting this development will rubber stamp their dubious behaviour and allow them to maintain this unfair, ill-gotten advantage over their competitors, who have complied with the rules.

It will also set an unacceptable precedent that will greatly harm Cheltenham's Heritage and appeal, having a long-term detrimental effect.

Much is made of the numbers of personnel employed at 131 but it is a fact that hospitality skills are in short supply and there is ample opportunity for alternative employment.

For the long term good of Cheltenham's Heritage Buildings and Settings these proposals must be rejected.

17 Goodrich Road  
Cheltenham  
Gloucestershire  
GL52 5FT

**Comments:** 13th December 2024

131 is the heart of Cheltenham for friends to meet up and have a quality time. It brings a lot of visitors to our town.

78 Clegram Road  
Gloucester  
GL1 5QA


**Comments:** 21st November 2024

I fully support the 131 proposals. The design respects the historic buildings while enhancing Cheltenham's character. 131 is a vital venue, providing over 100 jobs and a mix of unique dining, nightlife, and cultural experiences. With many hospitality closures and empty premises, supporting projects like these are crucial. The prior investments to 131 has transformed these buildings, and losing 131 would be a major setback for Cheltenham.

CHIEF PLANNING OFFICER,  
C.B.C.,

MUNICIPAL OFFICES,  
PROMENADE,  
CHELTENHAM, GLOS.

18 Imperial Square  
Cheltenham  
Glos. GL50 1QZ

  
20/11/2024

Dear Sir/Madam,

RE:- PLANNING APPLICATIONS

24/01762/FUL + 24/01763/FUL


My wife and I wish to make the  
strongest objection to the planning application  
24/01762/FUL + 24/01763/FUL in respect  
of 125-127, 129-131 and 133 Promenade,  
Cheltenham, Glos.

These proposed structures would hugely damage  
and possibly destroy the frontal appearance  
and setting of these three magnificent,  
Grade 2\*, period buildings located in the  
centre of Cheltenham, on the Promenade, in  
the iconic Imperial Square.

The tents these structures are intended to replace were erected as a completely TEMPORARY measure during the emergency restrictions of the Covid pandemic, to be removed immediately once the pandemic ended.

They have not been removed in spite of a number of orders by the planning authorities, and there are absolutely no grounds for a permanent replacement structure to be permitted in order that the three listed buildings and surroundings be restored to their original pre-Covid condition.

If a compromise position is required for economic reasons, the suggestion by Cheltenham Civic Society in its submission of 14th November 2024, to the South West of NO:- 133, in some form of elegant curved contemporary building facing Queen Circus, could be given consideration, thereby protecting the beautiful facades of the 3 properties facing Imperial Square.

Yours faithfully,  




**40B THE BROADWALK  
IMPERIAL SQUARE  
CHELTENHAM GL50 1QG**

22 November 2024

BY HAND

The Planning Officer and Team  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham GL50 9SA

Dear Planning Officer and Team

**Planning Application - 24/01762/FUL**

I object to the above Planning Application.

Cheltenham is well known as a Regency Town and this brings people to visit and to live here.

Therefore, these Regency buildings should be clearly visible with nothing in front of them.

Yours faithfully,

**40B THE BROADWALK  
IMPERIAL SQUARE  
CHELTENHAM GL50 1QG**

22 November 2024

BY HAND

The Planning Officer and Team  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham GL50 9SA

Dear Planning Officer and Team

**Planning Application - 24/01762/FUL**

With reference to the above Planning Application, I wish to object to the proposal.

Number 131 Promenade is an important component of the Conservation Area within which it is situated.

This Regency building should be seen therefore, in its original form and not cluttered up with modern additions on its most important frontage.

Yours faithfully,

Cheltenham Borough Council  
Development Management  
The Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

BPA 3041\_03

19 November 2024

**Representation in OBJECTION to planning application reference 24/01762/FUL for the Erection of metal-framed pergola structures within the front curtilages of Nos 125-127, 129-131 and 133 Promenade to provide external restaurant, dining and drinking facilities associated with 131 Promenade and existing hotel. Installation of PV panels to roofs of 125-127 and 133 Promenade and removal of existing conservatory to side of 133 Promenade.**

Dear Lucy White

I have been instructed by [REDACTED] owners of No 117 Promenade, to review the above-mentioned application and consider whether they should submit any representation in regard to the development proposed. My client's property lies within proximity to the application site: No 117 Promenade forms part of the neighbouring terrace that lies immediately north-northeast of the application site.

Following a review of the application documents, I am of the opinion that the *metal-framed pergola structures within the front curtilages* is not acceptable in planning terms and have advised my clients to lodge a formal **objection**. I write on their behalf on the following grounds:

Page | 1

Legislation and policy pertaining to the historic environment directs decision-making to conserve and enhance the significance of heritage assets. This proposal will diminish the significance of the affected heritage assets for the following reasons:

The proposal will act to conceal/obscure the ground floor and basement level of the principal (most important) elevation of the Grade II\* buildings;

It will erode the open space to the front of these important buildings which is a key element that makes a positive contribution to the setting of the building and character and appearance of the wider Central Conservation Area;

Will fail to reinforce the planned and spacious characteristics of the Central Conservation Area;

Shall interrupt the spacious character and intervisibility between important buildings within this planned group notably the Grade II\* Queens Hotel;

The design has little architectural merit and will appear as an alien feature and be visually intrusive within the historic setting; and

Will adversely impact how the heritage assets are appreciated in their own right and as an important group.

The above findings are supported in a recent appeal decision reference APP/B1605/W/23/3314132 where the applicant sought to retain the existing unlawful marquees for a period of 2-years. This appeal upheld the decision of the Council to refuse. Many of the planning appeal matters are relevant to this proposal and as such, are material to the consideration of this current application. Further, the above echoes the concerns raised by the Cheltenham Civic Society in their comments on this application.

Paragraph 212 of the NPPF states “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (which better reveal its significance) should be treated favourably.” Removal of the existing



conservatory to the side of 133 is welcomed. Should the applicant genuinely want to remove this structure then a separate application should be submitted for this single element. The removal of the conservatory would not outweigh the harm identified herein. The same applies to the alleged economic impact. The Inspector in the above-referenced appeal makes the following comments on this matter:

*39. I agree with the Council that there is a lack of supporting evidence with regard to the precise financial implications of the marquees and the extent to which the businesses are dependent upon them. However, having regard to the significant number of tables located within the areas covered by marquees, I do not doubt that these areas generate a substantial income throughout the year, as they are essentially an extension of internal dining areas and bars, allowing for significantly more tables and more customers. This in turn will result in employment and a benefit to the local economy, in through diners going on to visit the nearby bars after a meal.*

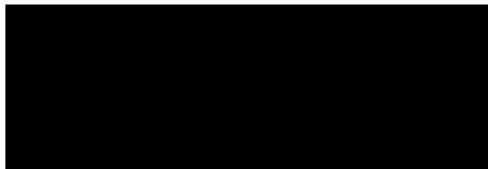
*40. However, I would note that the issue is not that outdoor dining in itself is unacceptable in principle, the harm considered above is based around the number and form of marquees covering these spaces. There is no evidence before me that the appeal proposal is the only means of providing outdoor dining and indeed, I saw no similar mar structures at nearby restaurants and bars, which often included outdoor seating therefore attribute limited weight to the economic benefits described above [my own emphasis added].*

Only limited information is provided on the proposed solar (PV) panels. To enable proper consideration additional detailed information is required to assess the impact on heritage significance; the impact on building fabric; and structural loading. Again, should this element of the proposal be found acceptable in planning terms it would not outweigh the harm identified herein.

For the above reasons, the proposal is contrary to relevant legislation, development plan policy and national planning policy set out in the NPPF as well as guidance produced by Historic England and should be refused.

I note an application for a similar parallel proposal has been submitted under reference 24/01763/FUL. The difference is merely the design and appearance of the metal-frame of the pergola structures. Neither design approach is appropriate nor overcomes the concerns raised. My client will therefore be submitting **objections** to both.

Yours sincerely



Wendy Hopkins, MRTPI  
Company Director

Cheltenham Borough Council  
Development Management  
The Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

BPA 3041\_03

19 November 2024

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Yours sincerely



Wendy Hopkins, MRTPI  
Company Director

The Planning Officer,  
Cheltenham Borough Council  
Promenade  
Cheltenham

25 Timperley Way  
Up Hatherley  
Cheltenham  
GL51 3RH

5th December 2024

Dear Sir/Madam,

RE: Objection to Applications 24/01762/FUL and 24/01763/FUL - Erection of glazed structures within the front curtilages of Nos 125-127, 129-131 and 133 Promenade

Further to the photographic document I have already submitted showing all the above buildings before the tents, I wish to raise an additional objection regarding the three mature London plane trees which stand at the front boundary of the buildings in question.

These mature plane trees are part of the original tree planting of the Upper Promenade and they significantly add to the long established and cherished character of the Promenade. The roots of the trees will roughly spread as far as the canopies. Thus established roots will be under the new buildings as they will be built very close to the trunks and under the canopies.

The proposed buildings cover virtually all the garden frontage and are the equivalent to several long orangeries. I understand that an orangery requires the same foundation strength as any typical building extension which would mean they would need to be at least a metre in depth. So even though they will be made of double glazed glass and steel, they will require substantial foundations.

Whilst this could be countered by hand digging all the foundations there is still a risk to the glass buildings from overhanging falling branches. This will be a continuous ongoing risk which may ultimately need to be dealt with by an application to fell the three trees. Even if this is not the current desire of the owner, insurers often have requirements about tree management close to property (especially commercial property) which could necessitate the removal of these trees, or the imposition of exclusion clauses or conditions, resulting in there being no public liability insurance cover. The plane trees are on Cheltenham Borough Council owned land, so any risk of tree damage to the new buildings or of injury to clients dining within, will probably need to be addressed and assessed by CBC, and would likely result in an even greater chance of the trees being removed due to the Council being very risk averse, and sensitive to potential financial claims from adjacent property owners and/or members of the public.

In a list of 26 'Trees influencing distance information for property insurers' produced by the Association of British Insurers (ABI), the Plane tree is 5<sup>th</sup> in the list of trees requiring the greatest distance from a building (22 metres). Although these plane trees and the historic buildings have been there for a very long time and have adjusted well to each other, adding such an extensive run of new buildings right under the canopies and very close to the trunks

of all three trees must threaten their continued survival. Further down the line, even if just one branch falls onto the glass roof, their removal on the grounds of safety is likely.

Tree roots need an equal blend of both oxygen and water in which to survive and plane trees have a high water demand. Covering all the front gardens of these buildings will impact on both these essential nutrients for these wonderful trees. Future desiccation of the ground from less water can cause long term heave. In addition falling leaves during the autumn, and the ball-like seeds which fall in the spring, will accumulate upon the glass roofs and would be a further nuisance, and whilst not sufficient grounds in themselves, could be an additional factor in any desire for their removal after construction.

Plane trees can live up to 400 years, so these plane trees still have plenty of life left and can continue to enhance the character of the Promenade for many years to come.

The three trees at immediate risk from this proposed development form part of a full line of majestic plane trees which now characterises Cheltenham's Upper Promenade.

I therefore submit an objection to this application on the grounds of the potential harm to, and future subsequent removal of the plane trees.

I attach a separate photo document showing the close proximity of the trees to the proposed new buildings.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.



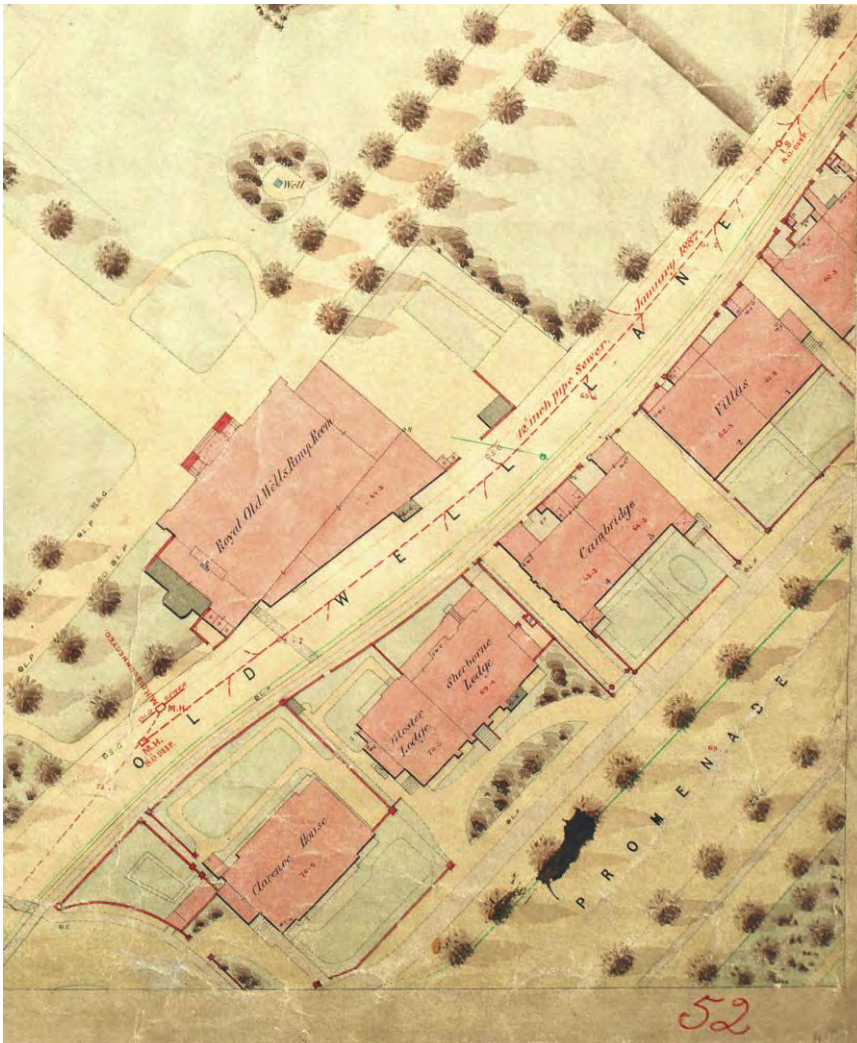
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## Promenade Marquees : Visual Harm to the Regency Streetscape

Clarence House

Sherborne Lodge

Kings House



Upper Promenade on the 1855 Town Map

## PROMENADE VISTAS







# CLARENCE HOUSE







*The two main motifs are used most successfully on Clarence House, 133 The Promenade*

# SHERBORNE LODGE













## KINGS HOUSE





**BEFORE versus AFTER views**













**OBSTRUCTING MARQUEES : Distant Views**







## OBSTRUCTING MARQUEES : Close Ups

### Clarence House











**Sherborne Lodge**









**Kings House**







## PREVIOUS UMBRELLAS





**PROMENADE PLANE TREES AFFECTED BY THE ABOVE APPLICATION**



1

Looking north from outside the Queens Hotel the three London Plane trees can be seen which will all be in very close proximity to the proposed new buildings.



2

Looking south from outside Kings House another view of the three plane trees from the other direction.





3

The plane tree outside Clarence House, Promenade. The Tulip tree (far left) in the front garden was removed before the Lucky Onion development took place.



4

Another view of the plane tree on the perimeter of Clarence House.



5

The plane tree outside Clarence House in the foreground and on the right, the plane tree outside 129-131.



6

The plane tree at the boundary railings of 129-131 the Promenade, before the tents.



7

Another view of the plane tree outside 129-131 the Promenade. The fine fluted door pillasters are attractively echoed by the tall upright trunk of the plane tree.



8

The plane tree on the boundary of Kings House, Promenade, before the tents.



9

The plane tree on the boundary of Kings House after the tents.