

APPLICATION NO: 24/01763/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 8th November 2024	DATE OF EXPIRY : 3rd January 2025
WARD: Lansdown	PARISH:
APPLICANT:	The Lucky Onion LLP
LOCATION:	129 - 133 Promenade Cheltenham Gloucestershire
PROPOSAL:	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..

REPRESENTATIONS

Number of contributors	135
Number of objections	30
Number of representations	0
Number of supporting	105

9 Burton Street
Cheltenham
Gloucestershire
GL50 3NE

Comments: 21st November 2024

NONE GIVEN

53 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BH

Comments: 28th November 2024

NONE GIVEN

36 Deykin Road
Lichfield
WS13 6PS

Comments: 17th December 2024

The restaurant at no. 131 has brought a great atmosphere and pleasing aesthetics to this part of town.

37 Marle Hill Road
Cheltenham
Gloucestershire
GL50 4LN

Comments: 12th November 2024

I'm very much in support of the proposed plans at No. 131 in Cheltenham. I believe this development will be of benefit to the local area and that the outdoor space is essential to keeping the welcoming atmosphere that makes No. 131 so popular, especially during festivals and races. The design is simple and compliments Cheltenham's regency architecture.

118 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 8th November 2024

I believe no.131 should be granted permission to proceed with their project for a permanent terrace. Personally, I feel there really is no other place like no.131 in Cheltenham. All year round, it's the perfect place for any event/gathering. The people of Cheltenham and Gloucestershire need to stand together and support this outstanding venue, restaurant, bar with their proposal and help save the 100 plus jobs which could be lost of all the amazing staff that work so hard to keep no.131 as amazing as it is. I have stayed at no.131, dined, wined and even held my wedding event here, I would be so disappointed to see it crumble and loose out on this opportunity to grow.

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.

30
Dowling Drive
Persnore
WR10 3EF

Comments: 19th November 2024

I am in full support of the application to formally utilise the external space at 131 for year-round use. No 131, and the Gin & Juice bar in particular, is very much a beating heart in Cheltenham nightlife and draws visitors from not only Cheltenham, but surrounding villages, towns and cities to come into the town, spend money and support the local economy. As a regular patron, I do believe that without the additional space the venue would struggle to provide as many covers on a busy evening which, in turn, would damage both the ambience of the location and likely the success and viability of the business. It would be a crying shame to lose this venue as it has had a wonderfully positive impact on the community and has brought life back into the Promenade and Montpellier.

Both architectural solutions have merit, with the glazed structures referencing historical motifs (if slightly heavy), and the metal framed structures providing a much lighter touch which allows the existing buildings to shine. Neither would damage the setting in which they would sit. I plead the council to work with the applicant to find a mutually agreeable solution that allows 131 to continue to thrive whilst preserving the buildings in question.

9 Rose Court
Sapphire road
Cheltenham
GL527af

Comments: 19th November 2024

Fully support the erection of metal framed pergolas outside 131. This place attracts so much business and tourists from elsewhere. It's the best place Cheltenham has for adults wanting a few drinks or fabulous food. Always recommending to clients from Bristol and London and helps boost Cheltenhams economy.

Tythe Barn
Lower Dowdeswell
Cheltenham
GL54 4lx

Comments: 21st November 2024

A Thoughtful Design
I Am Supporting Progress!

This structure embodies minimal interference while creating a restaurant that would be an exceptional destination in all seasons. On a summer's day, the open roof would provide a perfect setting, and in winter, the closed roof would offer comfort and warmth. It is precisely the kind of space I would choose to visit.

The design is well-considered, non-intrusive, and executed with a light touch. If objections are based on concerns about obscuring the building, this proposal addresses that issue beautifully. Its simplicity and elegance enhance rather than detract from the original architecture.

It's important to approach this with a sense of realism. Dismissing or blocking thoughtful progress would be a missed opportunity for the area. This project demonstrates a respectful and forward-thinking approach to development-one that balances functionality, aesthetics, and the preservation of heritage.

Let us support progress that aligns with these values.

23 Lauriston Park
Cheltenham
Gloucestershire
GL50 2QL

Comments: 24th January 2025

The terrace outside No 131 has become a vibrant, busy, welcoming space to meet all year around thanks to the current tents. They are aesthetically pleasing, an entirely subjective judgment on the part of any commenter, of course, but the combination of the tents, the warm lighting and the decor, and the buzz of customers is very welcome. It allows the restaurant to serve more customers all year around, which means more jobs and more tax revenue. The location would be considerably less appealing with rain-soaked, empty tables throughout the year than it is with the warm and wonderful coverings.

Flat 5
37 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2NG

Comments: 8th November 2024

131 has shown real commitment to working with local suppliers and supporting other businesses in the area.

Approving this project would help them keep investing in Cheltenham and keep our town's unique, welcoming feel.

What a shame it would be if it became a car park like other buildings on the prom. I think it would be a great asset to the community, and I hope the council can see the value in backing it!

113 St Georges Road
Cheltenham
Gloucestershire
GL50 3ED

Comments: 8th November 2024

131 is an absolute asset to this town and I fully support the new structure which will enhance the look of the building and will be in keeping with the town.

65 Cleeve View Road
Cheltenham
Gloucestershire
GL52 5NJ

Comments: 19th November 2024

Fully supportive of this beautiful proposed structure. The tents were only temporary and this would be an outstanding permanent replacement for diners, drinkers, visitors, hotel guests our copious festival visitors throughout the year.

2 Suffolk Place
Cheltenham
Gloucestershire
GL50 2QG

Comments: 19th November 2024

No doubt in my mind this will only be a welcomed addition to the already brilliant 131. As someone who lives within walking distance of the venue, I fully support this idea which sounds like it will be visually very pleasing for the local area. In addition it sounds like it might provide a little more heat in the colder months in the terrace restaurant!

2 Banady Lane
Stoke Orchard
Cheltenham
GL52 7SJ

Comments: 19th November 2024

I'm strongly in support of either of the proposals. ***** is a huge ambassador for Cheltenham, and No. 131 has a very special place in the hearts of local people who have celebrated birthdays, anniversaries, weddings, and a myriad of other special occasions within the comfort of its beautiful terraces.

As a hotel and dining venue, No. 131 is world class in its appeal and serves to elevate our gorgeous town of Cheltenham. To lose this facility would be a huge blow to the town and you only have to look at how the rest of the high street is falling into decay and depravation to see why this proposal desperately needs approval.

Surely high quality and sympathetic restoration of these heritage buildings is the only way to create a sustainable and thriving economy for this town in the future.

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.

9 the strand
Charlton
Pershore
wr10 3jz

Comments: 21st November 2024

I think this proposal is excellent-carefully considered and respectful of both the building and Cheltenham's unique character. A venue like 131 is crucial to the town's vibrancy, and it's important to ensure its continued success. Supporting the 100+ jobs it sustains is equally critical, and I fully back these plans to preserve and enhance such a valuable community asset.

2 Banady Lane
Cheltenham
GL527SJ

Comments: 19th November 2024

I would like to strongly support Julian's application for a permanent structure on the terraces of no 131. There simply isn't a more emotionally and financially invested ambassador for this town, and the proposed structures will only enhance what is an already beautiful building on Cheltenham's Promenade.

We simply have to find a way to ensure the town's heritage is both complemented and balanced with the needs of a modern, vibrant, and sustainable local community.

The proposals put forward clearly achieve these requirements in abundance, and will only enhance the town's aesthetics and appeal.

Flat 6
22 Swindon Road
Cheltenham
Gloucestershire
GL50 4AL

Comments: 20th November 2024

i wil like to see a change

106 Long Mynd Avenue
Up Hatherley
Cheltenham
Gloucestershire
GL51 3QS

Comments: 20th November 2024

I am excited to see the plans for the Terrace Restaurant moving forward and wholeheartedly support this project. The proposed design, featuring glass structures and metal pergolas, is a thoughtful addition that balances contemporary style with Cheltenham's unique character.

This development will bring valuable opportunities to the town, including job creation and increased tourism, while strengthening Cheltenham's reputation as a cultural and economic hub. I'm looking forward to seeing how this project enhances our community and contributes to its growth.

78 Clegram Road
Gloucester
GL1 5QA

Comments: 21st November 2024

I strongly 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 crucial 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.

Cheltenham Racecourse
Evesham Road
Cheltenham
GL52 4SH

Comments: 26th November 2024

The restoration of the buildings to create No 131 as an outstanding hotel and restaurant has created a fantastic asset for Cheltenham.
As we face a difficult economic environment for the hospitality industry, I fully support this proposal which will enable No 131 to continue as a great asset to the community.

36 Mitchell Way
Cheltenham
GL54 2pL

Comments: 27th November 2024

I think these looks great and I'm a full support and important source of employment for many locals

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.

3 Greenacre Way, Bishops
Cleeve
Bishops Cleeve
CHELTENHAM
GL52 8SQ

Comments: 13th December 2024

Absolutely in support of this. 131 is a great venue for Cheltenham and this option is in keeping with the premium aesthetic of the hotel as well the local area. Also in support of saving the many local jobs associated with application.

2 Meadow View
Clehonger
Hereford
He2 9el

Comments: 29th November 2024

I fully support all the plans associated with application. It will add an additional attraction to the are, if constructed to a high standard, as I'm sure it will!

2 Court Cottages
Little Witcombe
Gloucestershire
GL3 4TU

Comments: 11th November 2024

A beautiful design that is sensitive to the buildings and would be a great addition to No. 131 and Cheltenham.

Municipal Offices
Cheltenham Borough Council
Promenade Cheltenham
Gloucestershire
GL50 9SA

Comments: 15th November 2024

It would seem to me that the Civic Society is correct in its views. This is not a business opportunity because it is not allowed. It is wrong of the applicant to pursue this course of action but then, who wouldn't when the potential revenue is so high. It's a great shame because, compared with activities like drilling for oil during a climate crisis, this business overreach is relatively minor, but there we are. On this basis, I recommend denying this request and perhaps pursuing the alternative proposed by the Civic Society.

15 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 14th November 2024

I like more thist One because ir shows more from the biulding and os safe for the costumers

The Haybarn
Manor Farm
Southam Lane
Cheltenham
GL52 3PB

Comments: 20th November 2024

Letter attached.

146 Sapphire road
Bishops Cleeve
Cheltenham
gl52 7yu

Comments: 20th November 2024

I fully support the proposed developments, the metal framed pergola structure being my first choice. ***** has already heavily invested in the restoration of these fine buildings which enhance the Promenade and Cheltenham town. This new structure will continue to provide a fine space for locals and visitors to enjoy for years to come.

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.

Stoke Road
Bishops Cleeve
GL527YA

Comments: 27th November 2024

The proposed design of a metal pergola both stand out and compliments the regency buildings reflecting a town that itself has had to become a balance between tradition and modernity.

It is also important for a town to support the local workforce and employers

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 be 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 affected 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

36 Deacle Place
Evesham
WR11 3DE

Comments: 27th November 2024

I believe this design will enhance the townhouses and will provide a wonderful setting for visitors to Cheltenham and local people.

The Haybarn
Manor Farm
Southam Lane
Cheltenham
GL52 3PB

Comments: 9th December 2024

Letter attached.

7a hatherley lane
cheltenham
gl51 6pn

Comments: 27th November 2024

NONE GIVEN

1 Bass Court
Penrith Road
Cheltenham
Gloucestershire
GL51 3FL

Comments: 19th November 2024

Great addition to 131 to enable use of the outdoor space

Oakthorpe
Charlton Drive
Cheltenham
Gloucestershire
GL53 8ES

Comments: 27th November 2024

NONE GIVEN

Cambray Cottages
Vernon Place
Cheltenham
Gloucestershire
GL53 7HB

Comments: 19th November 2024

This would be a beautiful addition to No. 131 and would complement the building.

19 otters field
Greet
Cheltenham
GL54 5PN

Comments: 20th November 2024

I fully support either of the proposals for the new structures for outside No. 131 .

It would be a great addition to Cheltenham Town.

39 Lining wood
Mitcheldean
Gl17 0EN

Comments: 20th November 2024

I would like to express my full support, for both of the proposals of outdoor structures to be added to the terrace of No 131.

The designs perfectly complement the Beautiful Regency buildings in Montpellier Cheltenham.

This development is a further asset to an already incredible hotel and venue.

Ganseay House
Prospidnick
Helston Cornwall
TR13 0RY

Comments: 20th November 2024

I am support of this application as it enhances the current hotel and restaurant situated.

It would be hugely detrimental to deny this application and it would take so much away from the promenade and area.

It currently creates such a wonderful atmosphere and is in keeping with the current architecture and community.

106 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 11th November 2024

The design is simply stunning! I wholeheartedly support the proposed erection of a pergola at 131 The Promenade in Cheltenham. This addition will not only enhance the aesthetic appeal of the area but also create a welcoming and vibrant atmosphere for both residents and visitors.. I believe this project will significantly contribute to the charm of the promenade and enrich our local environment. Let's embrace this opportunity for improvement!

4 Colesbourne Road
Cheltenham
Gloucestershire
GL51 6DL

Comments: 13th November 2024

Not only No131 but the town itself will only benefit from one of these structures. It is a huge investment from the owner. Why don't we all be grateful rather than feeling jealous of others' success and business ideas...?

8 The Firs
Swindon Village
Cheltenham
Gloucestershire
GL51 9RU

Comments: 13th December 2024

This would be a fantastic opportunity to continue the excellent facilities provided in this area maintaining an up market economy and encouraging continued growth to Cheltenham Town centre.

This application is important for the community and future workforce.

A logical planning application considering you keep allowing pressure greenbelt to be built on

Newholme
Upper Bath Street
Cheltenham
Gloucestershire
GL50 2BD

Comments: 18th November 2024

I appreciate both proposals, but I prefer the black metal structure. While I understand the concerns, I believe the proposed design will not detract from the Grade 2 listed buildings. In fact, it will enhance their beauty by creating a striking, complementary space. No. 131 is not just valuable for the number of jobs it creates; the restaurant is an important part of the community, hosting special occasions and drawing locals who return time and again. It also serves as a venue for private parties and corporate events, making it a central hub in Cheltenham. Let's not forget, the hotel also brings business to other local businesses, providing vital support to the wider town economy.

8 Welch Road
Cheltenham
Gloucestershire
GL51 0DZ

Comments: 27th November 2024

NONE GIVEN

45 Rynal Place
Evesham
WR11 4PY

Comments: 27th November 2024

If we want Cheltenham to continue to progress and thrive then I think it imperative that an application such as this which is considered and conscious to the existing buildings is approved.

103 Linden Avenue
Prestbury
Cheltenham
Gloucestershire
GL52 3DT

Comments: 14th November 2024

I am in full support of both designs. My personal favourite is the glass structure but the pergola is equally as welcome.

131 attracts people to Cheltenham, that's why you see comments from far and wide in support!

I didn't see the Cheltenham Civic Society and the associated objecting "gammons" shouting and taking action when these buildings were fronted by an overloaded car park, before falling into disrepair. Indeed, looking at Social Media, the objectors all fit a particular demographic in terms of age and ethnicity, which is no longer reflective of the multicultural and forward-thinking demographic of Cheltenham residents in 2024.

The pergola will add a contemporary look to the traditional building and 131 will maintain and give love to the stonework that was previously neglected by all. We can have a building and business that adds to Cheltenham and attracts visitors. You only have to look at the surrounding businesses to see that 131 has helped turn this area into an attractive and prosperous part of town. Let's continue growth, let's create jobs, and let's celebrate what is great about our town!

It's time for Cheltenham to be progressive and challenge those who want us to stay in the past for the sake of it. This design gives a perfect combination of the new and the old. Let's get it approved.

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.

Shipton Sollars Manor
Cheltenham
GL544HU

Comments: 12th November 2024

I only came to Cheltenham in 2014 for the first time and loved going to 131. I lived abroad and 131 had an elegance that was contemporary British, urban but set perfectly in this elegant Regency Spa town. I stayed several times in the hotel. Since then it has slipped. They remodeled the inside, which can't even be used now by the hotel guests. One is expected to eat breakfast in the tent. (No elegance left in a tent, it is pure trailer mentality, which does not fit the town!)The inside has been turned into a monstrous nightclub ambiance with cheap clunky furniture and is not even open every day. To say they need the outdoor area is a lame excuse. They have enough indoor space and should use that.

As an architect and coming from an urban planning background, I strongly object to the structures in front of 131. Not only do they ruin the beautiful Regency architecture of the buildings and the Promenade (the tents are worse, I agree) but they are also not environmentally friendly either. A glass structure is creating too much heat loss. 131 should use their 'House' or the inside of their Hotel for their restaurant. To threaten that jobs would be lost is pure bullying and the Borough Council should not be fooled and should see the whole picture. Go inside 131 and their adjacent 'House' and you see that there is plenty of unused space inside that can be used for catering and restaurant purposes which will not destroy the elegant Promenade and will be much more sustainable. Just think what these structures will look like in 10 years. How will they maintain a clean look? Speaking of clean, surely from a health and safety point of view,

carrying food a long distance across open spaces where rodents can have easy access is also a concern.

Therefore I strongly object to any structure in front of 131 and ask them to look at what they have and use that properly. Letting them eat into the public space is a slippery slope and soon everyone will apply for structures in front of their buildings for profit reasons and it will ruin the elegance and uniqueness of Cheltenham.

95 Painswick Road
Cheltenham
Gloucestershire
GL50 2EX

Comments: 2nd December 2024

I think it ruins the view.

18 Imperial Square
Cheltenham
Gloucestershire
GL50 1QZ

Comments: 21st November 2024

Letter attached.

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.

26 Hopwood Grove
Cheltenham
Gloucestershire
GL52 6BX

Comments: 19th November 2024

This project has my full support. I believe they have created a very interesting project for the city of Cheltenham and also for the workers of Hotel 131.

10 Belworth Court
Belworth Drive
Cheltenham
Gloucestershire
GL51 6HG

Comments: 27th November 2024

NONE GIVEN

1 Sycamore Lodge
69 The Park
Cheltenham
Gloucestershire
GL50 2RU

Comments: 28th November 2024

This design complements the style of architecture already in existence in Cheltenham.

This would therefore be sensitive to that already in place but allow for growth which is surely what the town is aiming for.

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.

5 Mowberry Close
Longlevens
Gloucester
GL2 0EN

Comments: 27th November 2024

I'm fully in support for these new plans to be implemented at No. 131 The Promenade. The design looks great and blends seamlessly with the surrounding area. It would be a great to keep this business within the neighborhood. I believe it will help liven up the area and attract more visitors, benefiting local businesses. Overall, it's a wonderful development, and I'm eager to see the positive impact it will have on the community!

41 The Broad Walk
Imperial Square
Cheltenham
Gloucestershire
GL50 1QG

Comments: 25th 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.

Unit 60
The Runnings
Cheltenham
GL51 9NW

Comments: 27th November 2024

We need to keep this beautiful hotel and 131 industry alive!

I think the plans look stunning but the lighter construction feels a good addition while also a nice match of traditional + contemporary design.

The hotel is a wonderful thing for the town and we I fully support the plans to keep this going and the committed future thinking of Mr Dunkerton. Onwards!

Flat 17
Waterloo Street
Cheltenham
GL51 9BY

Comments: 27th November 2024

NONE GIVEN

28 Meadow Brown Road
Coombe Hill
GL19 4FA

Comments: 27th November 2024

It is essential that an application is approved for the safety of jobs at No. 131 and we must remember the other businesses which are supported by the running of No. 131.

Longville
Pittville Circus Road
Cheltenham
Gloucestershire
GL52 2PZ

Comments: 9th November 2024

Great restaurant, should be preserved.

Comments: 9th November 2024

I support the appeal. The restaurant plays big role in Cheltenham, supporting local businesses and has excellent staff who are mostly from Cheltenham. It's a great local business that should be preserved.

Andante
18 Queens Road
Cheltenham
Gloucestershire
GL50 2LS

Comments: 15th November 2024

I object to the proposals for permanent structures to replace the tents outside 131.
My reasons are:

1. it is illogical to be considering a replacement for the tents which in themselves have been judged illegal (via national planning processes) as they significantly and negatively impact the appearance of Grade 2 listed buildings in a Conservation Area. Surely CBC should not even think about overturning these judgements and establish a dangerous precedent. What would the implications be for other heritage buildings in the town? Either

we have planning law or we don't and we shouldn't make exceptions for influential individuals.

2. Any proposal to consider expanding the square footage and capacity of 131 should be looked at as a fresh addition to the building as it was before the tents were there.

3. I'm sympathetic to the idea of having/expanding attractive outdoor dining space and I acknowledge the popularity of 131 and the economics it brings to the town . However, a large structure on the front of the building is not the answer. This area could instead provide an open outdoor eating option with tables and umbrellas and, in addition, the end of the building that faces up towards Montpellier could be used for a new, low level permanent structure. It seems to me that these two ideas, in combination, would provide increased dining capacity and enable a good number of the current serving staff to keep their jobs.

2 Courtrai
Lansdown Road
Cheltenham
Gloucestershire
GL51 7AF

Comments: 20th November 2024

I am thrilled to see the plans for the Terrace Restaurant progressing and am fully supportive of this vision. As someone who lives and works in Cheltenham, I believe this project will significantly contribute to the town's cultural and economic growth. The design's focus on integrating modern structures like glass features and metal pergolas into the local landscape is both innovative and respectful of our town's character.

This initiative promises to attract more visitors, create job opportunities, and enhance Cheltenham's reputation as a cultural hub. I am excited about the positive impact this will have on our community and look forward to seeing the Terrace Restaurant become a reality.

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 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.

18 Bennington Street
Cheltenham
Gloucestershire
GL50 4ED

Comments: 27th November 2024

No. 131 is a great place for local people to socialise, relax, stay, eat and dine. The proposals are clearly well thought-out and would enhance what is already in place.

I think it is a must, that the application is approved so the hospitality provided at No. 131 can continue to be accommodated and thrive.

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.

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.

45 Rynal Place
Evesham
WR11 4PY

Comments: 27th November 2024

I think this a considered design which causes no harm to the building or the surroundings. I fully support the application.

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.

10 Devonshire Street
Cheltenham
Gloucestershire
GL50 3LS

Comments: 20th November 2024

I am delighted to support the proposal for the metal pergolas as part of the Terrace Restaurant plans. This stylish and functional design element will add character to the space while creating a welcoming atmosphere for visitors and locals alike.

The pergolas offer both practicality and aesthetic appeal, blending seamlessly with the environment and enhancing Cheltenham's modern identity. Projects like this contribute to the town's growth, boosting local employment and reinforcing its reputation as a vibrant cultural and social hub.

8 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 20th November 2024

Fully support! We need to support the hospitality industry in ever increasingly difficult times

22 Wessex Road
Taunton, Somerset
TA1 4RH

Comments: 20th November 2024

I fully support this magnificent vision to create an outdoor/indoor feel to Cheltenham's much loved 131, enhancing the beauty of this grand regency architecture and surroundings.

I am not a local to Cheltenham and this may be more important to those who live nearby however, this change also affects those who travel in, who visit and stay in Cheltenham and who treasure its bustling town vibe during day and into the night.

I absolutely love Cheltenham and come here regularly after previously living here. I bring all my friends and family to 131 as the atmosphere had always been relaxed and friendly with a great buzz. It really lends itself to great first impressions, all leaving impressed and excited to explore more of Montpellier's beautiful surroundings and architecture.

Initially, I didn't realise the tents were temporary and didn't mind them as it definitely attracts that alfresco dining experience. It felt inviting and warm. To my surprise, I was delighted to hear that there were 2 propositions to choose from that could be made permanent. The sketches really help to portray and aid the overall vision and I'm excited and hope that 1 of them is considered. I particularly love the iron structure as it frames the white buildings beautifully, which I believe are still the primary focus.

I fully believe that this is a perfect example for enticing recreation, adding value to Cheltenham's culture and tourism and most importantly, keeping the jobs that may be at risk if planning does not go through for this.

I hope the people of Cheltenham, surrounding areas and those who travel from afar are in favour for this. It's going to be incredible.

Martello House
Swindon Lane
Cheltenham
Gloucestershire
GL50 4PA

Comments: 16th November 2024

The first thing that we must all appreciate, is that ***** only proceeds with new projects that are in keeping with Cheltenham's rich heritage. The second thing to understand is that prior to ***** spending a fortune on the original buildings they were in a state of total disrepair and unfit for purpose. Since acquiring them, he has restored them to their former glory. The tents were just a mere bi-product of the Covid 19 restrictions which have allowed us all the benefit of being able to dine and enjoy our beautiful promenade and view across to Imperial gardens.

The new Metal frame Pergola Parisian style, would be a fantastic addition and clearly shows that consideration has been given to demonstrate the difference between old and new. This will be a further upgrade to the promenade and give all of us that wonderful continental indoor/outdoor experience. We must keep businesses alive and thriving within Cheltenham or we will fall behind the curve. Kind regards *****

29 Buckholt Way
Brockworth
GL3 4RH

Comments: 11th November 2024

131 is an important landmark in Cheltenham and the outside space is an essential part of it's charm and appeal to locals and attracting visitors to the area. The pergola is very charming and elegant solution to the marques. It has my full support.

9 Somme Road
Cheltenham
Gloucestershire
GL52 5LJ

Comments: 8th November 2024

Stop wasting tax payers money on objections alongside the Civic Society and put the funds into much other needed resources. The plans are in line with regency Cheltenham. If it doesn't go ahead you are responsible for 100 people losing their livelihood. You would not find a buyer for such a prestigious building so allow people with a passion to see it through and to maintain the wonderful building. There is no one else in Cheltenham with the funds so allow them to preserve a historical part of the town.

80 Carrant Road
Tewkesbury
GL20 8AD

Comments: 19th November 2024

I Fully support the addition of this structure to the current property.

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.

Shaftesbury Hall Student
Accommodation
Clarke Way
Cheltenham
Gloucestershire
GL50 4AX

Comments: 22nd November 2024

I believe its a great design and enhance the buildings.

63 Snowdon Gardens
Churchdown
GL3 1JL

Comments: 20th November 2024

I support the proposal for 131 as it provides job for the local comunity.

14 Albert Street
Cheltenham
Gloucestershire
GL50 4HS

Comments: 27th November 2024

NONE GIVEN

11 Marlstone Drive, Churchdown
Gloucester
GL3 2BB

Comments: 27th November 2024

I am in full support of both plans, they clearly do not obstruct the buildings and are in keeping. They in fact show the buildings off perfectly!

The importance of saving over 100 jobs for local people cannot be understated also.

I urge cheltenham borough council to approve these plans and prevent no.131 from lying empty and derelict like it was before it was No.131, an essential part of cheltenham's life and cultural scene!

7 Siskin Drive
Cheltenham
Gloucestershire
GL51 0WW

Comments: 19th November 2024

The plans for the permanent structure outside 131 Promenade are a very exciting and a long awaited update from the temporary tents. It's a great opportunity to enhance the restaurant and the surrounding buildings, adding to the charm of the area, and keeping many jobs. Such a project underscores Cheltenham's commitment to blending heritage with innovation, ensuring the Promenade remains a premier destination for locals and visitors alike.

It's sure to attract more people to the area and make Cheltenham an even more special place to come.

I personally prefer the metal structure but either design will look fantastic along the promenade.

322 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YJ

Comments: 13th December 2024

I support this application. The design is in keeping with the railings and ironwork in Imperial Gardens .Outdoor dining at The Queens Hotel and 131 helps keep this area economically viable/

63 Snowdon Gardens
Churchdown
GL3 1JL

Comments: 20th November 2024

Like support this please

55 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 9th January 2025

I definitely support this application. The design is in keeping with the smartest areas of central Cheltenham and the venue at 131 provides Cheltonians and visitors alike with a high quality dining experience. If we want to protect employment and attract more tourists into Cheltenham the decision to proceed with this planning application is surely a no-brainer.

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

5 Colletts Gardens
Broadway
WR12 7AX

Comments: 3rd December 2024

In favour of creating more space and supporting local businesses thrive.

19 Boundary Close
SWINDON
Sn27tf

Comments: 18th November 2024

I have visited 131 numerous times over the past 4 years. The marquee, although not attractive offers a lovely view over the promenade, I couldn't imagine not dining on the terrace. As far as the proposed plans are concerned I like both designs, as they compliment the Georgian background retrospectively. It would be an enormous shame to loose the spark that the Terrence provides.

3 Mimosa Avenue
Up Hatherley
Cheltenham
Gloucestershire
GL51 3WB

Comments: 24th January 2025

I object to this proposal for the following reasons:

1. The proposed structure looks like a conservatory and is not in keeping with the style of that area.
2. It is a listed building and other residents of the area have to abide by strict regulations about what is allowed, why should 131 be any different?
3. This structure will have very poor thermal insulation and so will be very inefficient to heat. At a time when we will soon not be allowed gas boilers or petrol cars, for example, it is irresponsible to create such an energy wasteful structure.

4. With regard to employment, there is no shortage of restaurants in Cheltenham and most of them probably struggle to recruit enough staff.

Court Farm
Aylton
Ledbury
HR8 2RQ

Comments: 27th November 2024

Why is this even up for debate - 131 is a fantastic venue and the plans that have been put forward will help it to continue to thrive as one of the best venues in Cheltenham. The plans are completely reasonable and will allow 131 to continue to boost the local wider economy by hosting some of the more affluent wider community.

Furthermore. If these plans aren't accepted, the alternative is far more grim - an empty, derelict group of houses in the heart of Cheltenham. Nobody is capable of taking these buildings on so without the approval of these plans Cheltenham will take a massive hit.

Stone House
34 Bell Lane, Poulton
Cirencester
GL7 5JF

Comments: 12th November 2024

131 is a great asset to Cheltenham and a destination for so many. I have often used the current 131 restaurant and I believe having a dining facility outside of the actual building adds to the vibrancy of the area. 131 is an asset to Cheltenham and I fully support the new structure. It is fantastic that there are people with passion and vision that wish to continue to improve and invest in Cheltenham.

May cottage
Stanleigh Trrace
Maisemore, Tewkesbury
GL2 8HA

Comments: 21st November 2024

Without hesitation, jobs and the economy should drive forward any decision regarding the future of the building. Save the restaurant and all its employees by passing the application... no brainer !!!

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.

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.

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.

65 Hales Road
Cheltenham
Gloucestershire
GL52 6SR

Comments: 2nd December 2024

Great venue, brilliant addition to Cheltenham. In support

11 Weston Park
Weston-under-Penyard
Ross-on-Wye
HR9 7FR

Comments: 3rd December 2024

I firmly support this planning application, the proposed structure is a beautiful design that sensitively fits in with the local architecture.

It is vital that businesses such as 131 are supported so that they may continue to succeed as they provide a vital contribution towards the vibrant culture and atmosphere of cheltenham. Which is crucial to drive the local economy and attract more visitors to the area.

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!

4 Wyddrington House
55 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BQ

Comments: 28th November 2024

NONE GIVEN

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.

14 Finchmoor Mews
Gloucester
GL2 9AR

Comments: 27th November 2024

NONE GIVEN

142 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 29th November 2024

I am in full support of both submitted plans, they compliment the current structure aesthetic and will allow the business to maintain its full offering and retain employment within an important sector that Cheltenham offers.

131 enhances Cheltenham as a destination to visit in the Cotswolds, generating revenue for the town and as mentioned significant employment - therefore it would be detrimental to Cheltenham if the plans were not approved.

Westhall
Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Comments: 18th November 2024

The restaurant of the 131 Hotel was previously located within several ground floor rooms in the 129-131 block with central access to hotel reception through the front garden area where people enjoyed drinks and snacks. The restaurant had views out over the Promenade and Imperial Gardens beyond.

Views of the beautifully renovated buildings and gardens enhanced the Promenade. The garden areas in front of 131 created a unique central entrance to this special bijoux hotel.

The requirement for outdoor dining and bar space arose during the Covid epidemic. Numerous tents were erected in all the external areas providing extensive restaurant (140 covers) and bar space and obscuring views of the Grade II* listed buildings.

When Covid restrictions were lifted a new Japanese (additional) restaurant was installed in the 131 building where the previous restaurant had been located. The Gin & Juice nightclub bar in the basement of 131 was able to re-open. However, the use of the tented external restaurant and bars continued.

These additional tented bar and restaurant areas required outdoor heating and loudspeakers for music throughout, and ancillary storage/ bars in timber sheds to secure stock at night.

The proposed replacements for the tents along the Promenade do not improve the setting and frontages of these important listed buildings.

The proposed incongruous heavy ironwork and shaded roof and ancillary restaurant / bar features will totally detract from, and obscure views of the frontages of the Listed

buildings. The massing illustration is not done from a ground level perspective giving a deceptive view of the affect on the historic buildings.

The lighter pergola and roof blinds alternative (01762), does not show the ancillary structures and features of the bars and restaurant, and large umbrellas would provide similar protection from the elements.

There is no environmental argument for creating these unsustainable outdoor structures, when all of the activities could be accommodated within the Regency buildings.

If additional external dining space is really required it could be located to the south west of 133, where there is established screening from the new boundary trees.

All hotels, restaurants and bars in Cheltenham would love more accommodation during the Festival weeks, but this could be achieved at 131 within the existing Planning legislation for short-term temporary structures.

I strongly object to these replacement buildings for the tents. This hotel, before Covid, was a really special addition to the town, and I feel that people have forgotten just how beautiful it was before.

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

Nelson Villa
Trafalgar Street
Cheltenham
Gloucestershire
GL50 1UH

Comments: 26th November 2024

I believe both of the 131 applications represent a detrimental and unnecessary change to a fine Regency facade. There is no justification that moves me. 131 will carry on offering a service to their customers, employees will have opportunities elsewhere, Mr Dunkerton will make a little less money . The circus tents have served their purpose.

5 Vittoria Walk
Cheltenham
Gloucestershire
GL50 1TL

Comments: 28th November 2024

Of the two applications made I would only be in favour of this design. The white metal seems far more in keeping with the style of the building and would be attractive to those of us living in the centre of Cheltenham and pass by on a regular basis

63 Cypress Road
Tewkesbury
GI20 7RB

Comments: 27th November 2024

NONE GIVEN

43 Sapphire Road
Bishops Cleeve
Cheltenham
GL52 7YT

Comments: 2nd December 2024

I would like to express my support for the planning application submitted under ref. 24/01763/FUL. This proposal not only reflects the evolving needs of the community but also supports a successful local business that has demonstrated its value to Cheltenham's economy and culture.

While I understand the concerns raised by the Cheltenham Civic Society, I believe their objections fail to adequately account for the broader context and significance of this application. The reference the following:

1. Modern Context and Temporary Structures

The Civic Society argues that the correct comparison is the pre-COVID setting, dismissing the current tents as merely temporary measures. Whilst they were, I believe erected because of the COVID pandemic they overlook the fundamental shifts in societal and business practices since. Many changes implemented during COVID have proven to be successful long-term adaptations, some which the council themselves are benefitting from! The proposed pergola structure is a natural progression, offering an aesthetically pleasing and permanent solution that integrates functionality with the heritage setting.

2. Impact on Heritage and Conservation

The Society claims that the proposal constitutes "substantial harm" to the Grade II* listed buildings and the Conservation Area. However, the application provides a thoughtful design intended to complement the architecture while meeting modern needs.

The existing tents may not be ideal, but this application represents a significant improvement. The pergola's design respects the setting by incorporating contemporary materials that harmonize with the historic backdrop. It does not detract from the buildings' prominence but instead enhances the area's usability and appeal.

The assertion that this sets a dangerous precedent ignores the reality that Cheltenham must balance heritage with innovation. Maintaining architectural integrity should not come at the cost of stagnating economic and cultural progress.

3. Economic Significance and Public Benefit

The Civic Society questions the economic impact of 131 on Cheltenham, suggesting that any loss in revenue could simply be redistributed to other establishments. This perspective ignores the unique draw of 131, which has become a destination venue, attracting visitors from beyond Cheltenham and contributing to the town's broader appeal.

The success of 131 drives footfall to other local businesses, benefits the hospitality sector, and supports events like the Cheltenham Festivals. The economic benefits are not confined to 131 alone but ripple across the town, fostering a thriving local economy. I for one enjoy going to 131, do I go every time I go out for a drink or dinner, no I do not, does it draw friends and family to Cheltenham, yes. It is somewhere to visit with a group for food and/or drinks absolutely its always one of the top options.

4. Proposed Alternatives

The Society suggests alternatives, such as a structure to the south-west of No. 133. Any suggestion needs to consider the logistical, financial, and aesthetic challenges they would impose. The proposed pergola on the face of it appears to offer a far more practical and sustainable solution, avoiding the inefficiencies and limitations of temporary structures.

5. Addressing Broader Town Issues

Finally, it is worth noting that Cheltenham faces significant challenges, including numerous empty buildings, neglected public spaces, and infrastructure issues. In this context, denying a project that fosters economic growth and cultural vibrancy would be shortsighted. Instead, the Council should prioritize enabling successful ventures like 131 to continue contributing to the town's revitalization.

In conclusion the positives of this application far outweigh the concerns raised. The pergola structure provides a necessary and sensitive solution to support a business that

is integral to Cheltenham's economy and culture. I urge the Council to consider the overwhelming public support for this proposal and approve the application.

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

Comments: 20th November 2024

I would love to use this space! Especially in the summer time, it will be top notch! Nice and matching with the surrounding environment and shows the beautiful building behind.

1 Tarrys Row
Evesham
WR11 4PQ

Comments: 27th November 2024

The metal-framed pergola is sensitive to the architecture in Cheltenham and would be a beautiful addition to The Promenade.

Flat 25
The Courtyard
Montpellier Street
Cheltenham
Gloucestershire
GL50 1SR

Comments: 13th 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.

32 Imperial Square
Cheltenham
Gloucestershire
GL50 1QZ

Comments: 23rd November 2024

Once again I agree with everything the Civic Society says. It is unattractive. Most of the time, due to the British climate, the sides and roof will be in place. It is therefore not very different from the tents that are there at the moment. It is environmental unfriendly with the heating system they have. It will be as noisy and as disturbing as it is at the moment. Please do not grant permission.

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.

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

Comments: 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.

The Dovecote
The Dovecote Swindon Lane
Cheltenham
GL50 4NZ

Comments: 26th November 2024

Change is often scary and so many people these days are against it. However we have to keep moving forward , evolving, adapting, growing with the times and learning to be flexible with our views and approach . I fully support this plan. It allows the buildings to shine and still provides much needed space for the business. I don't doubt it will be done to the highest level possible and finished to the most luxurious standard .

45 Moorend Road
Cheltenham
Gloucestershire
GL53 0ET

Comments: 20th November 2024

I support the plans for the replacement of the tents outside 131. Cheltenham retains its beautiful heritage buildings in many, many ways and the restoration of the buildings around 131 has contributed to the town's economy as well as staying in tune with its historic buildings.

The plan's show a tasteful extension with a Parisian touch contributing to not hindering the elegance of the buildings.

Our town welcomes thousands of visitors every year and 131 and other business's of The Lucky Onion provide local employment and a huge contribution to our towns economy year on year. The planning and work of the architects involved on this is second to none, this town needs more of this local business and support not less!

7 Nightingale way
South Cerney
Nr Cirencester
GL75WA

Comments: 20th November 2024

This lighter structure is in keeping with the area, it allows visibility to and from the buildings giving a great view of the Park and Promenade.
It would be a fantastic addition to the area keeping people in employment and attract footfall to the area

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. John Belfield

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 21st November 2024

Both proposals harm the beautiful frontage of this grade 2* Regency building and should be refused.

Tables with umbrellas which used to be there did not damage the elevation but these plans will.

I think the structures would set a precedent for any business in Cheltenham even in listed buildings to add a prefabricated addition in any space that exists around the building to increase floorspace at low cost.

What is the energy rating of these structures which need gas burners in winter and air conditioners in summer.

Not environmentally friendly in 2024.

Although ***** has done a lot for Cheltenham there should be a level playing field for everyone in the town and this structure should be refused.

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

113 St Georges Road
Cheltenham
Gloucestershire
GL50 3ED

Comments: 8th November 2024

I am very keen to see 131 retain its restaurant capacity. The existing tentage seems OK to me, but the new proposals are so much better both from an aesthetic viewpoint and to greatly improve the dining experience. A very big improvement all round.

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! Thank you

24 Carlyle Grove
Cheltenham
Gloucestershire
GL51 0PW

Comments: 11th November 2024

I would like to support the "Erection of metal-framed pergola structures"; it has been beautifully designed to fit in with the existing metalwork alongside the promenade. This design manages to combine both history and opportunity.
To me the perfect middle ground to keep the vibrant outside space and No.131 alive. Unthinkable losing this valuable space.
No.131 has brought life to the Promenade and connects the town.

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

St Mary?s
Eastcombe
GL6 7dy

Comments: 21st November 2024

I am fully supportive of both options to replace the tents. They will fully enhance the look and feel of 131 and will make these beautiful buildings look even better than they do. This option is my preferred of the two but either way, there is no reason that they should be rejected.

The amount of time, money and effort ***** as spent in giving back to Cheltenham, including restoring these buildings is unbelievable and this is just another example of doing something right for the town

Flat 7
33 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2NG

Comments: 27th November 2024

NONE GIVEN

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 - 24/01763/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,

**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 - 24/01763/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,

/

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 24/01763/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.

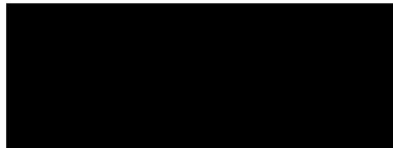
40. However, I would note that the issue is not that outdoor dining in itself is unacceptable in principle, the harm considered above is based around the number and form of marquees covering these spaces. There is no evidence before me that the appeal proposal is the only means of providing outdoor dining 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 24/01762/FUL. The difference is merely the design and appearance of the metal-frame 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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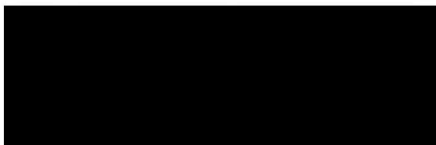
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Yours sincerely



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 5th 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 box used to redact the signature of the author.

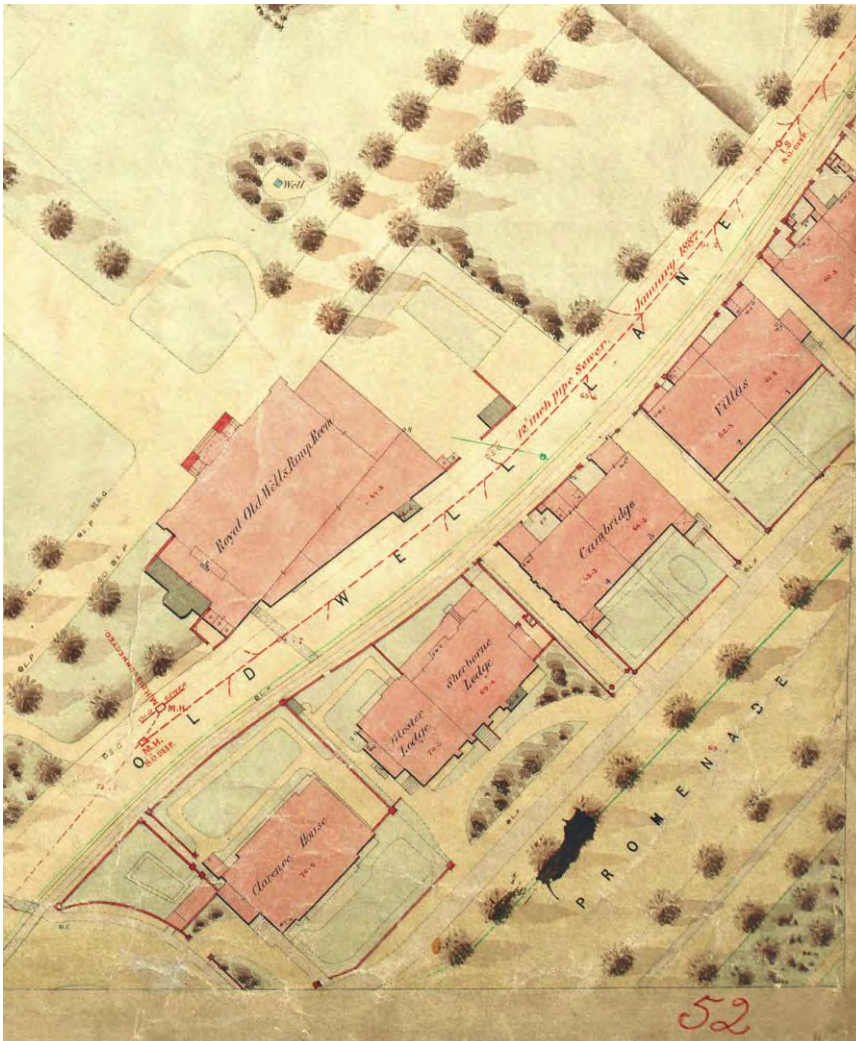
3314132

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.