

Committee Officer Report

APPLICATION NO: 24/01872/FUL & LBC		OFFICER: Ms Lara Daniali
DATE REGISTERED: 11th November 2024		DATE OF EXPIRY: 6th January 2025 (LBC) 3rd March 2025 (FUL and EoT for LBC)
DATE VALIDATED: 11th November 2024		DATE OF SITE VISIT:
WARD: All Saints		PARISH:
APPLICANT:	Cheltenham Borough Council	
AGENT:		
LOCATION:	38 London Road Cheltenham Gloucestershire	
PROPOSAL:	Replacement of existing flat entrance to 38, 40, 42 and 46 London Road.	

RECOMMENDATION: Permit and Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Nos. 38, 40, 42, and 46 are part of a terrace of six houses constructed in 1816-17.
- 1.2 The site was listed in March 1955 (list entry number 1103817) and is located within the Sydenham character area of the central conservation area.
- 1.3 The proposal seeks to replace the existing flat entrances with fire-rated doors. A similar proposal was granted listed building consent in 2015 but the work was not carried out, and consent has now expired.
- 1.4 The applications are at planning committee as the applicant is Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Central Conservation Area
Listed Buildings Grade 2 star
Principal Urban Area

Relevant Planning History:

14/00288/LBC 26th March 2014 GRANT

Internal alterations involving the repositioning of a section of stud partition wall and installation of a new central heating system and external flue (RETROSPECTIVE APPLICATION)

15/01377/LBC 23rd October 2015 GRANT

Replacement of existing internal flat entrance doors (38,40,42, & 46 London Road - Flats 1-3)

16/01426/LBC 10th October 2016 GRANT

Minor interior alterations to include the removal of existing partition walls and insertion within new location. Work required in order to create a more improved living arrangement within the flat.

17/01564/LBC 8th March 2018 GRANT

Replacement of glass in sash windows with slim double glazed panes

20/00443/LBC 29th May 2020 GRANT

Patch repair front entrance zinc late steel roof, to include replacement of zinc steel rib supports and splicing in of any rotting timbers

24/01872/FUL PDE

Replacement of existing internal flat entrance to 38, 40, 42 and 46 London Road

24/02165/LBC 31st December 2024 DISPOS

The replacement of internal entrance non-fire rated timber/composite doors, flats 30, 40, 42, 46 London Road.

3. POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF) 2024

Section 4 Decision-making

Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies 2020

D1 Design

SL1 Safe and Sustainable Living

Joint Core Strategy (JCS) Policies 2017

SD4 Design Requirements
SD8 Historic Environment
SD14 Health and Environmental Quality

4. CONSULTATIONS

Building Control

10th January 2025 - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	15
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 15 letters were sent to the residents, a site notice was posted near the site, and an advertisement was placed in the Gloucestershire Echo.

5.2 No comments were received.

6. OFFICER COMMENTS

6.1 The key consideration for this application is the impact on Grade II* listed buildings.

6.2 The existing doors to the flats are modern, lacking special historic interest. The six panel design of the proposed doors is in keeping with the character of the historic buildings.

6.3 The proposal, therefore, sustains the significance of the heritage assets, aligning with policy SD8 of the JCS and section 16 of the NPPF.

6.4 Given the nature of the proposal, there will be no impact on the neighbouring amenity, and no concerns were raised by the residents.

6.5 Other considerations

Public Sector Equalities Duty (PSED):

6.6 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.7 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.8 In the context of the above PSED duties this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 It is recommended to grant planning permission and listed building consent subject to the following conditions:

8. SUGGESTED CONDITIONS

24/01872/FUL

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

24/01872/LBC

- 1 The listed building consent hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The listed building consent hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

9. INFORMATIVE

- 1 You are reminded of the requirement to obtain Building Regulations approval.