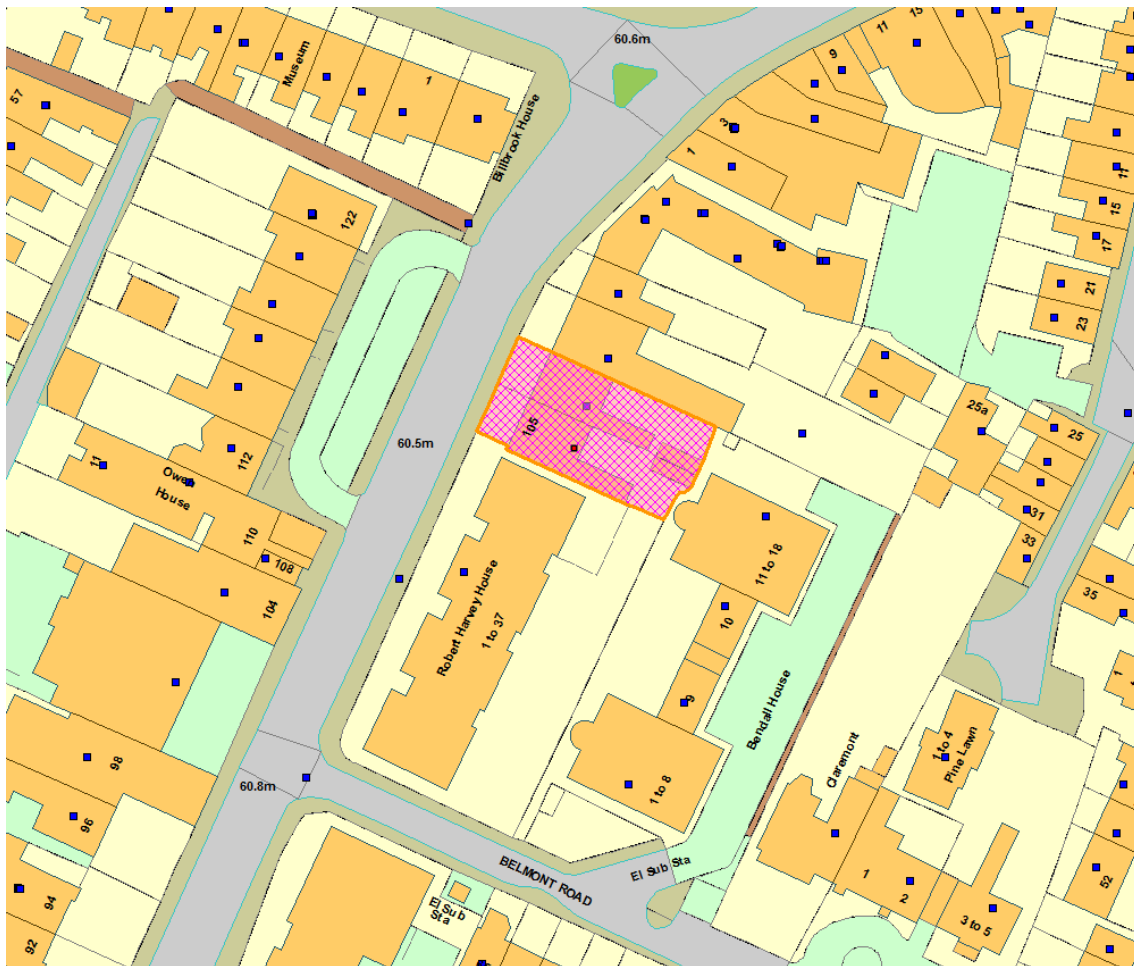


Committee Officer Report

APPLICATION NO: 24/01876/FUL & LBC	OFFICER: Ms Lara Daniali
DATE REGISTERED: 11th November 2024	DATE OF EXPIRY: 6 th January 2025 (LBC) 3 rd March 2025 (FUL and EoT for LBC)
DATE VALIDATED: 11th November 2024	DATE OF SITE VISIT:
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	105 Winchcombe Street Cheltenham Gloucestershire
PROPOSAL:	Replacement of existing internal flat entrance at 105 and 107 Winchcombe Street, flats B, C and D.

RECOMMENDATION: Permit & Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Nos. 105 and 107 Winchcombe Street are a pair of terraced houses, converted into flats, constructed in 1820-30s.
- 1.2 The buildings were listed in March 1955 (list entry number 1388230) and is located within the Old Town character area of Cheltenham's 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 proposal also involves replacement of the external door to 107 Winchcombe Street.
- 1.5 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
Principal Urban Area
Residents Associations
Smoke Control Order

Relevant Planning History:

15/01662/LBC 23rd October 2015 GRANT

Replacement of existing internal flat entrance doors (105 Winchcombe Street Flats B,C,D and 107 Winchcombe Street Flats B,C,D)

18/02419/LBC 22nd January 2019 WDN

Structural repair to brick vaults below rear access walkway

19/00131/FUL 21st March 2019 PER

Structural repair to brick vaults below rear access walkway

19/00131/LBC 21st March 2019 GRANT

Structural repair to brick vaults below rear access walkway

20/00035/LBC 24th June 2020 GRANT

105 and 107 Winchcombe - Re-roofing, render repairs to chimney stack, repairs to frontage, window repairs and internal plaster repairs/decoration and various internal structural repairs

20/01509/FUL 18th September 2020 NOTREQ

Installation of two box gutters to gable of 105 Winchcombe Street, and fittings of new lead valleys

20/01509/LBC 5th February 2021 GRANT

Installation of two box gutters to gable of 105 Winchcombe Street, and fitting of new lead valleys

21/02746/DISCON 14th December 2021 DISCHA

Discharge of conditions 5 of listed building consent 20/00035/LBC

24/01876/FUL PDE

The replacement of internal entrance non-fire rated timber/composite doors, flats 105 - 107 Winchcombe Street.

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

Adopted Joint Core Strategy (JCS) Policies 2017

SD4 Design Requirements

SD8 Historic Environment

SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Cheltenham's Regency Design Precepts

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

18th November 2024 - Report in documents tab.

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	8
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 8 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 simple and modern, lacking special historic interest. The six panel design of the proposed doors is more in keeping with the character of the historic buildings. The proposal, therefore, enhances the significance of the heritage assets, aligning with policy SD8 of the JCS and section 16 of the NPPF.

6.3 The main entrance door to 107 Winchcombe Street matches regency designs with two reeded flush panels at the bottom and raised and fielded panels above although it appears to be modern replacement. The door positively contributes to the special architectural interest of the building and the streetscape.

6.4 In correspondence with the applicant, it has been indicated that the main entrance door will be replaced on a like-for-like basis. However, the submitted details do not illustrate a like-for-like design, leaving this aspect of the proposal ambiguous. As such, a condition has been attached to seek details of the external replacement door.

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

6.6 Other considerations

Public Sector Equalities Duty (PSED):

6.7 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.

6.8 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.

6.9 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

24/01876/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.

24/01876/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 Notwithstanding the submitted details, the following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority:

- a) External door: to include samples or elevation drawing(s) at a scale of 1:10, indication of materials and specific finishes/colour.

The works shall not be carried out unless in accordance with the details so approved.

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

- 4 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. INFORMATIVES

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