

## 24/01762/FUL & 24/01763/FUL – 125-127, 129-131 and 133 Promenade, Cheltenham

### **24/01762/FUL**

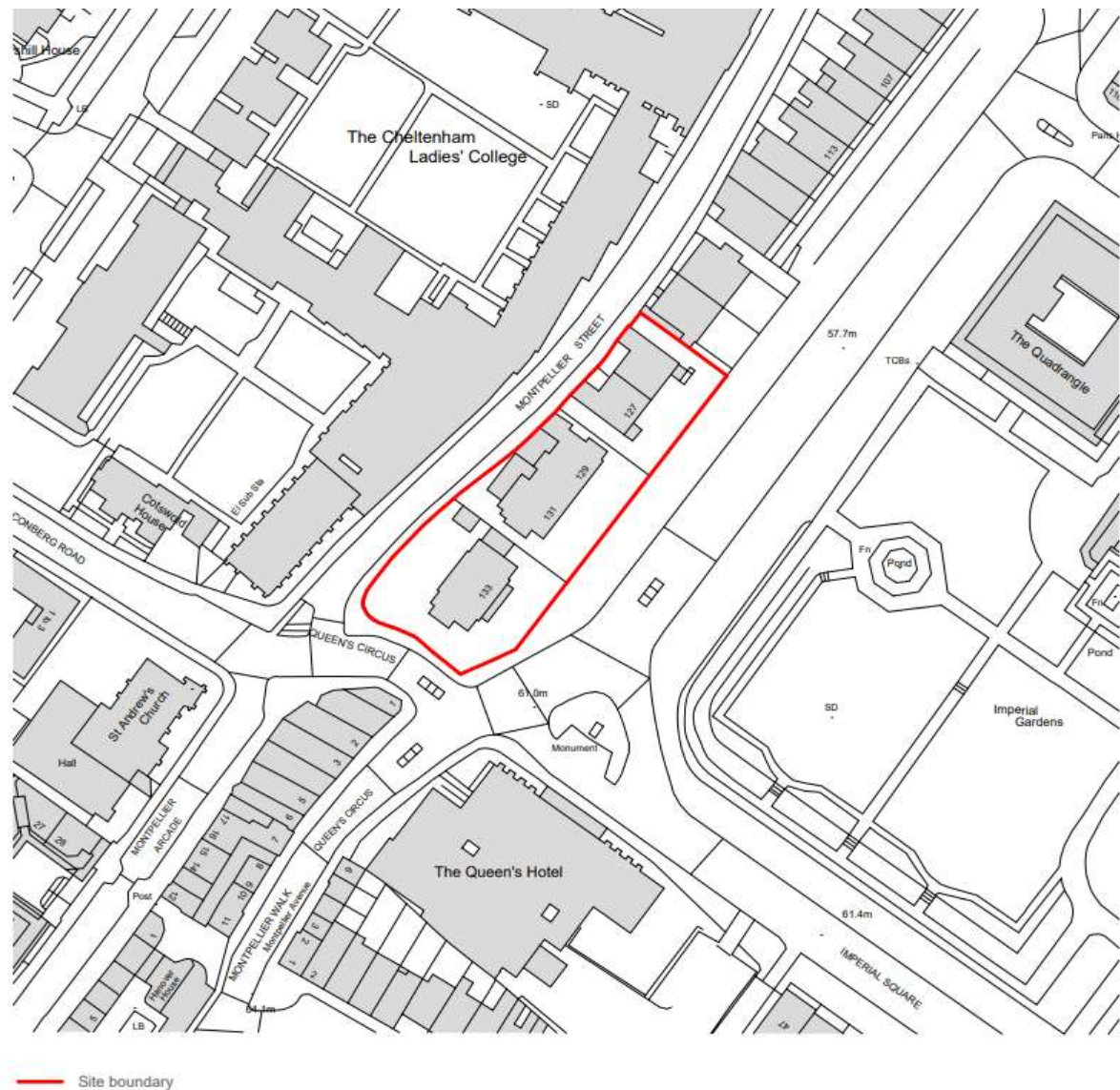
Erection of [glazed structures](#) within the front curtilages of Nos 125-127, 129-131 and 133 Promenade

### **24/01763/FUL**

Erection of a [metal-framed pergola structure](#) within the front curtilages of Nos 125-127, 129-131 and 133 Promenade

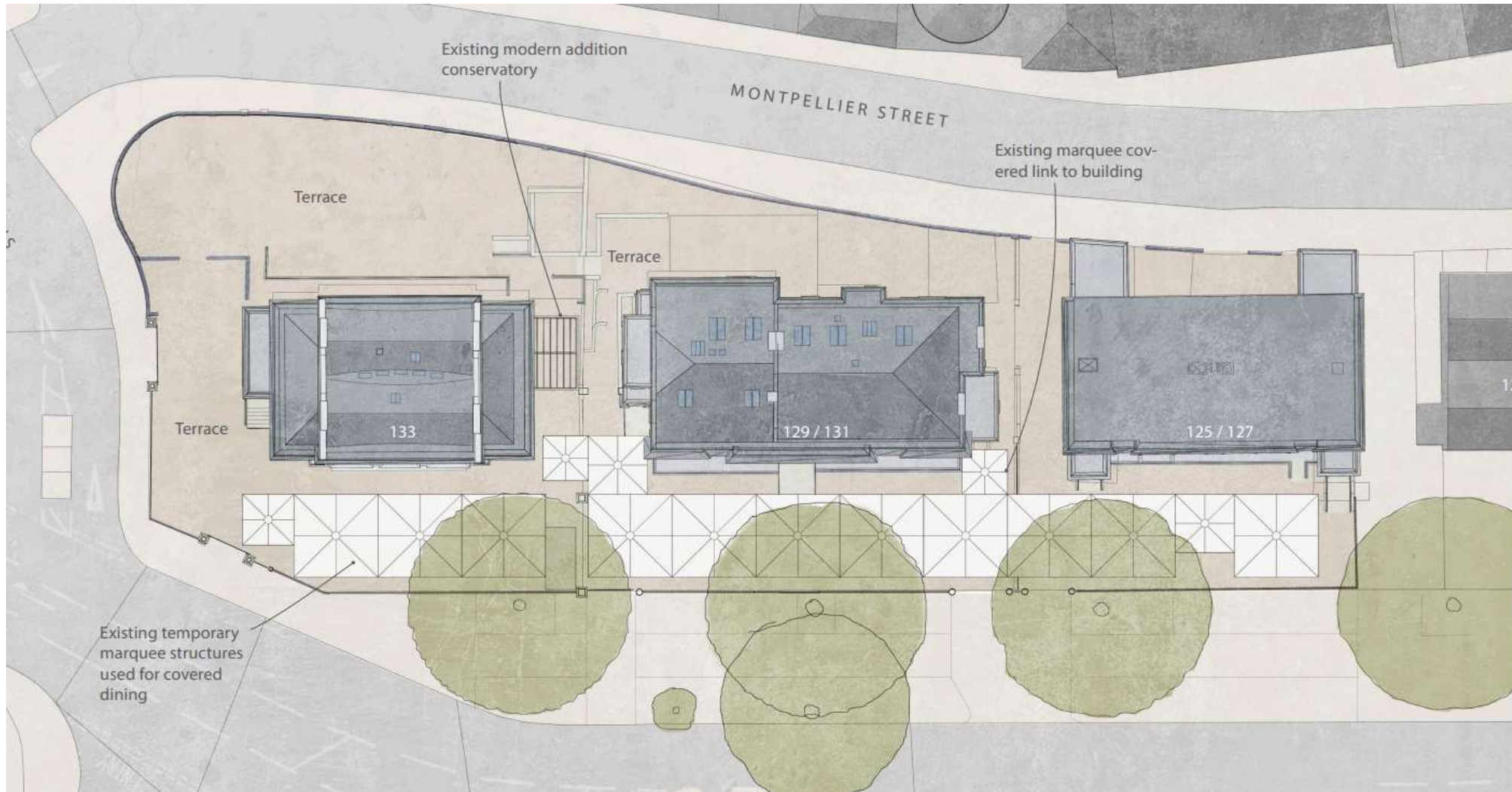
Installation of PV panels to roofs of 125-127 and 133 Promenade and removal of existing conservatory to side of 133 Promenade.

Site Location Plan





Existing Site Plan



Site Plan - Marquees



Existing Front Elevation  
1/16"



Existing Elevations





Marquee Elevations



Photograph of the marquees in front of 133 The Promenade



Photograph of the marquees in front of 129 - 131 The Promenade



Photograph of the marquees in front of 125 - 127 The Promenade











June 2019



June 2019



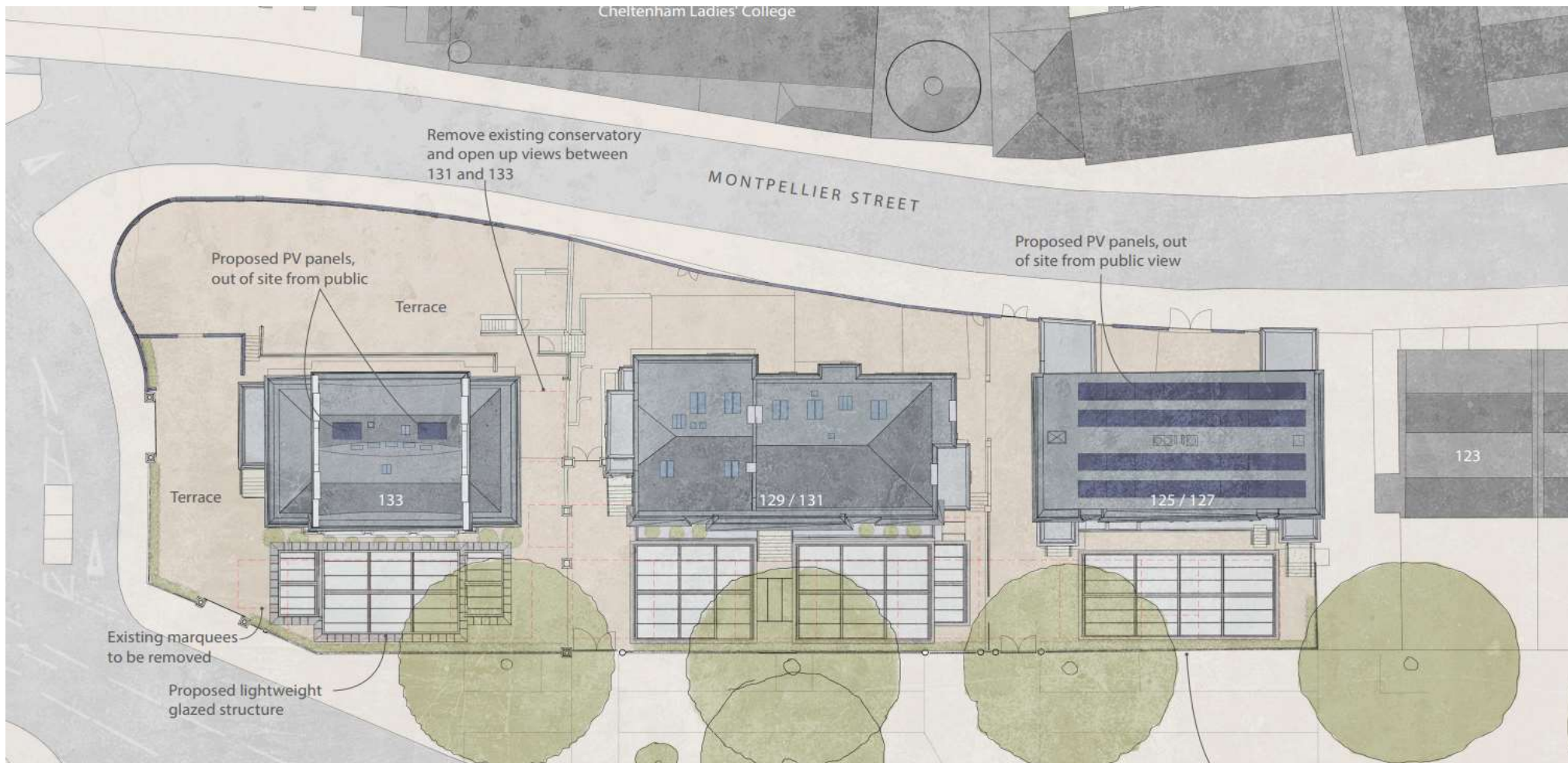
131 Promenade in 2016/7



August 2015



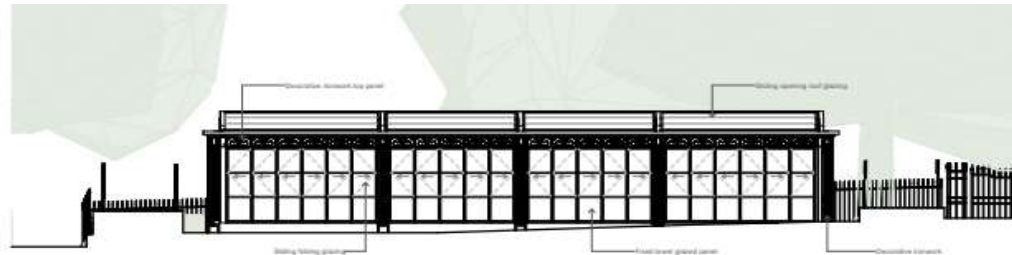
August 2012



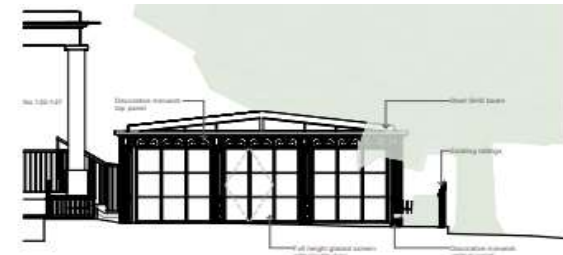
Site Layout Plan – 24/01762/FUL  
DECORTAIVE IRONWORK  
GLAZED BUILDINGS



Proposed Site Wide Elevations 24/01762/FUL  
**125-133 Promenade**



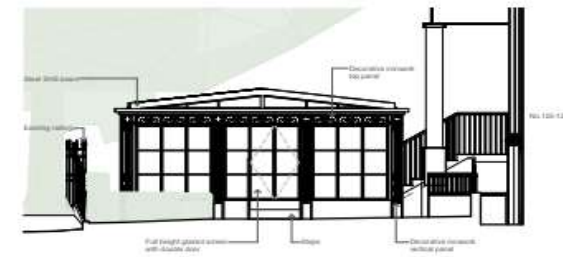
No. 125-127 Rear Elevation  
1/20



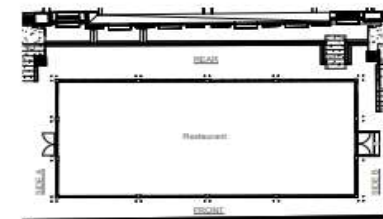
No. 125-127 Side Elevation A  
1/20



No. 125-127 Front Elevation  
1/20



No. 125-127 Side Elevation B  
1/20

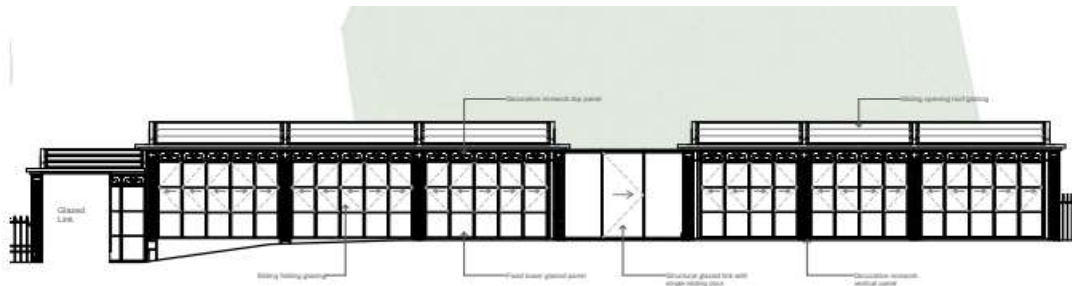


No. 125-127 Plan Key  
1/20

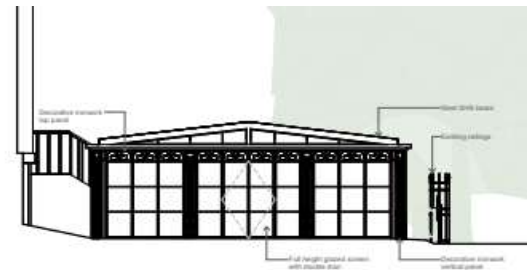
Proposed Elevations 24/01762/FUL  
**125-127 Promenade**



Proposed Front Elevations 24/01762/FUL  
**125-127 Promenade**



No. 129-131 Rear Elevation  
1/50



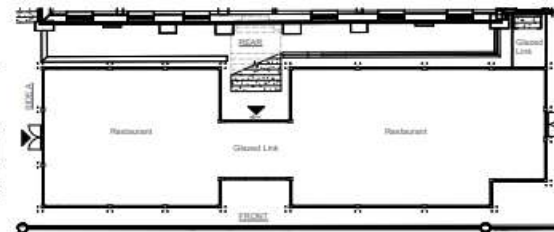
No. 129-131 Side Elevation A  
1/50



No. 129-131 Front Elevation  
1/50



No. 129-131 Side Elevation B  
1/50

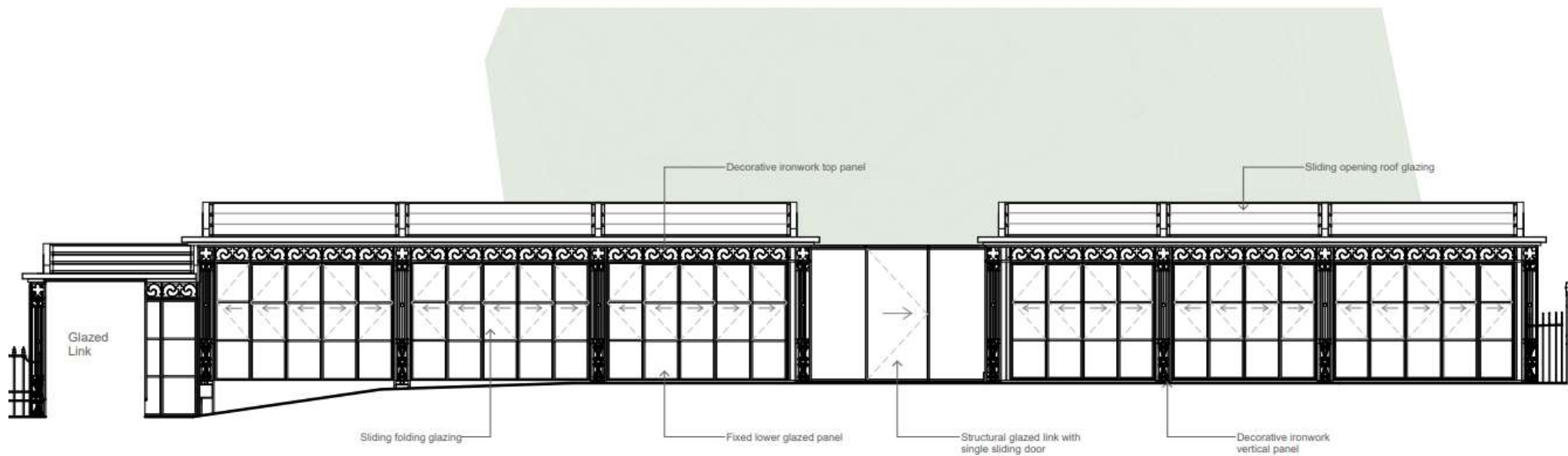


No. 129-131 Plan Key  
1/50

Proposed Elevations 24/01762/FUL  
**129-131 Promenade**

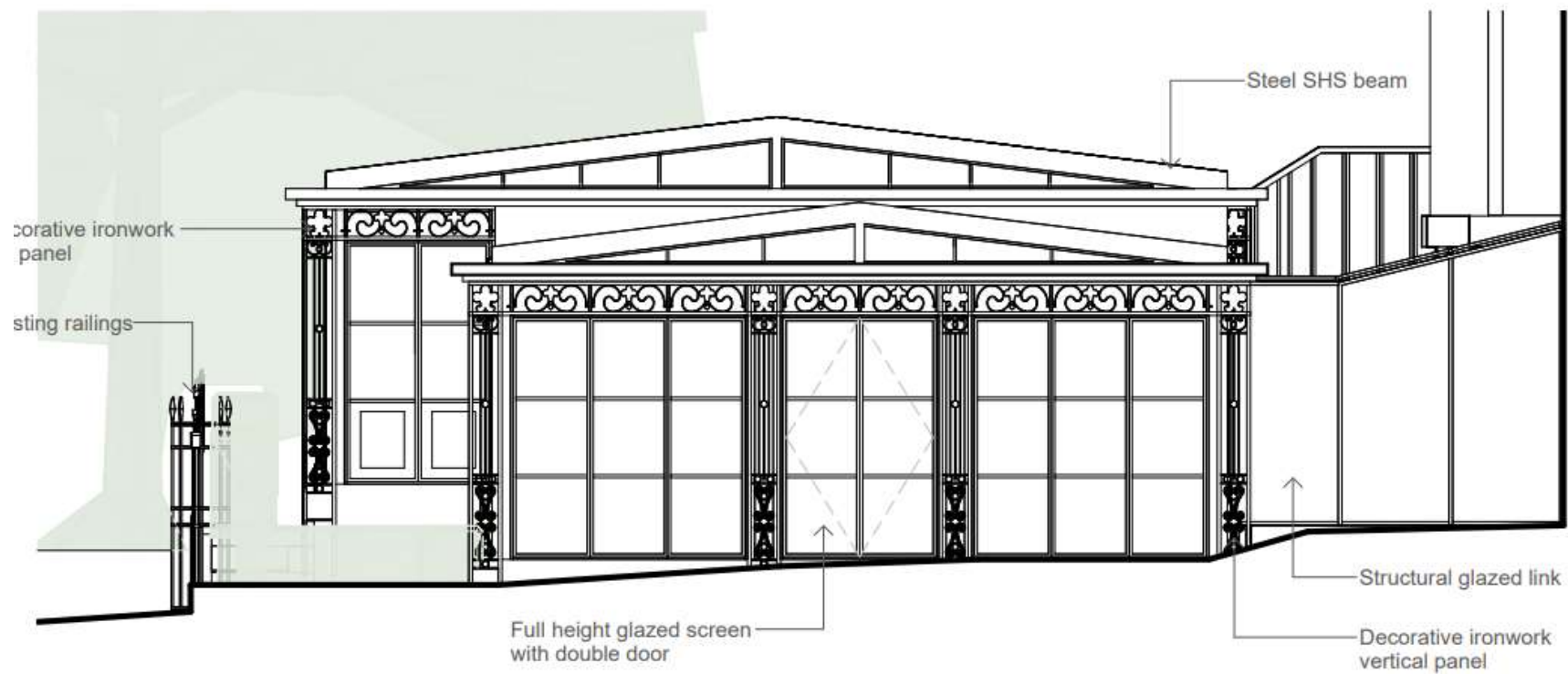


Proposed Front Elevations 24/01762/FUL  
**129-131 Promenade**



D. 129-131 Rear Elevation  
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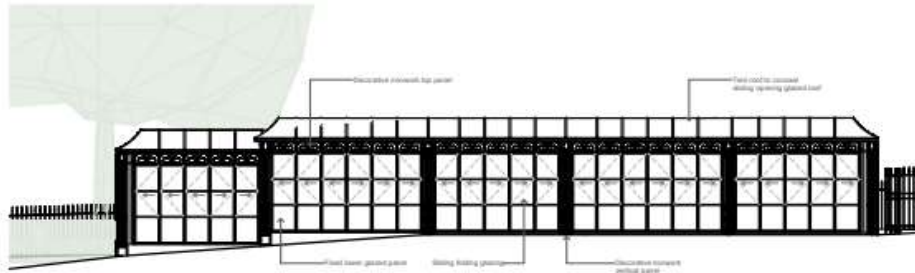
## Proposed Rear Elevations 24/01762/FUL 129-131 Promenade



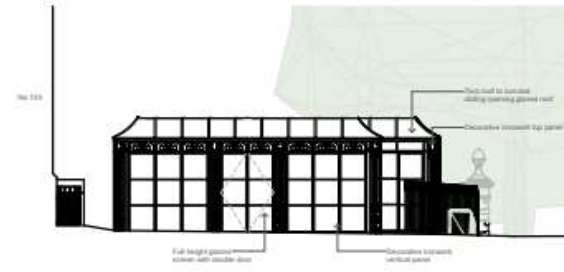
No. 129-131 Side Elevation B

1 : 50

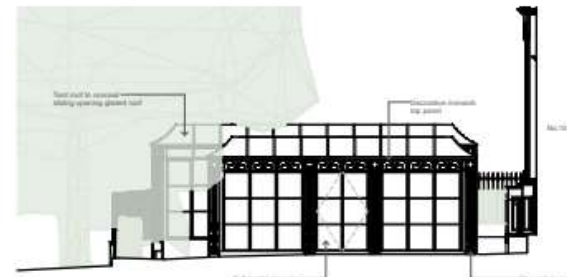
Proposed Side Elevations 24/01762/FUL  
**129-131 Promenade**



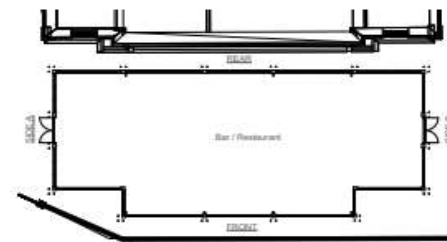
No. 133 Rear Elevation  
1:50



No. 133 Side Elevation A  
1:50



No. 133 Side Elevation B  
1:50



No. 133 Plan Key  
1:100

Proposed Elevations 24/01762/FUL  
**133 Promenade**



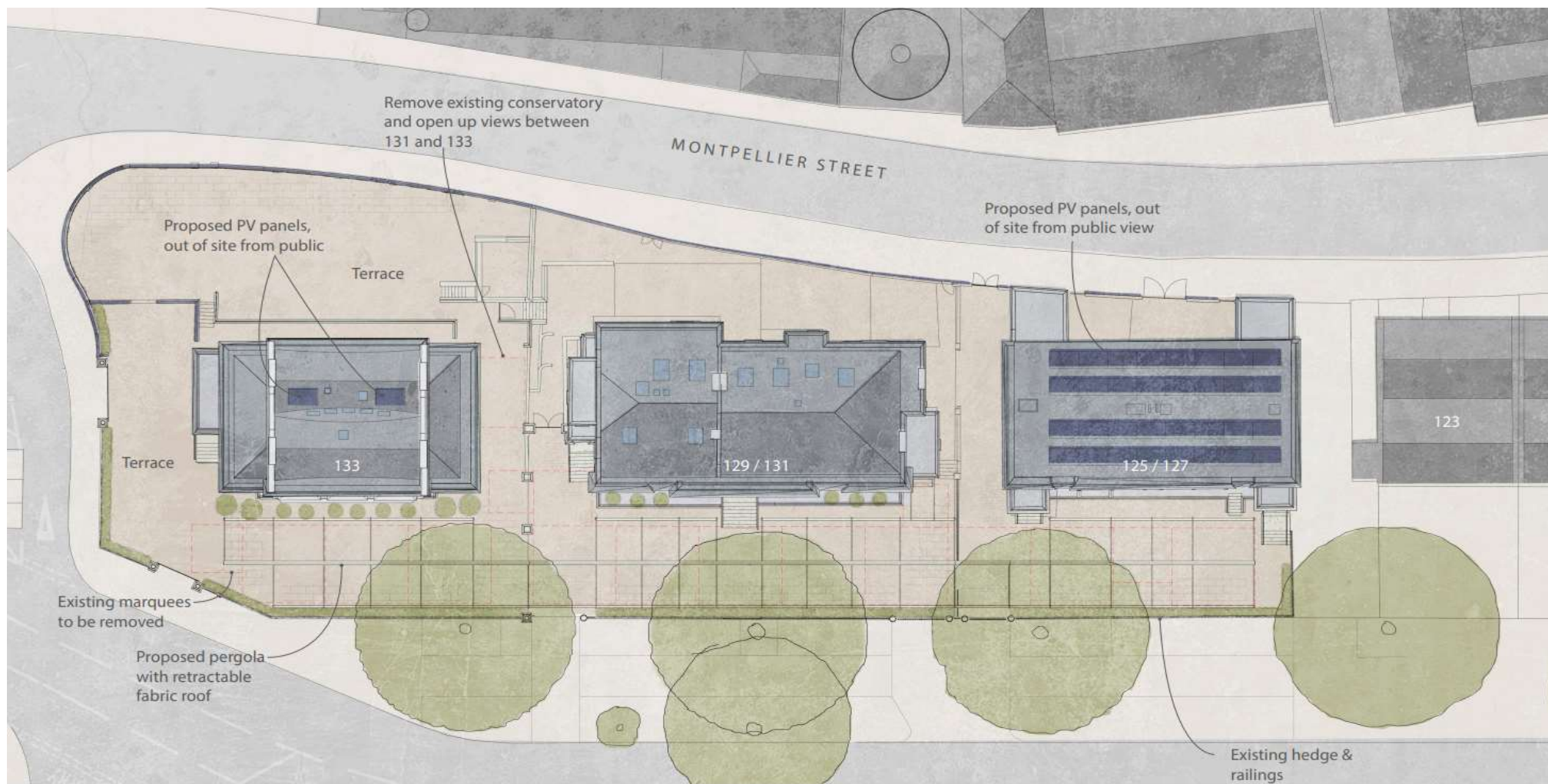
Proposed Front Elevations 24/01762/FUL  
**133 Promenade**



3-D Perspective 24/01762/FUL  
**129-131 – 125-127 Promenade**



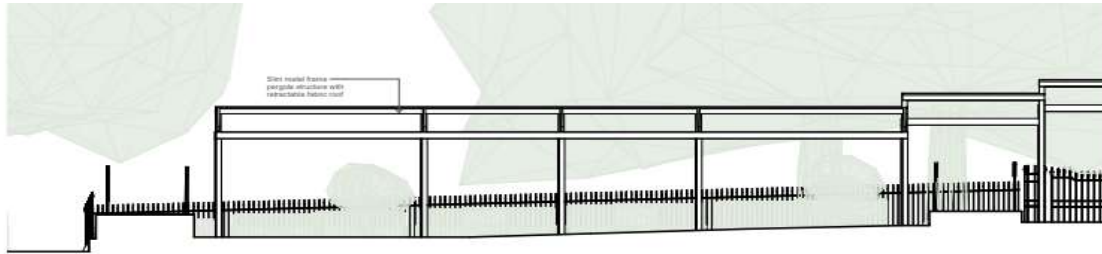
3-D Perspective 24/01762/FUL  
**133 Promenade**



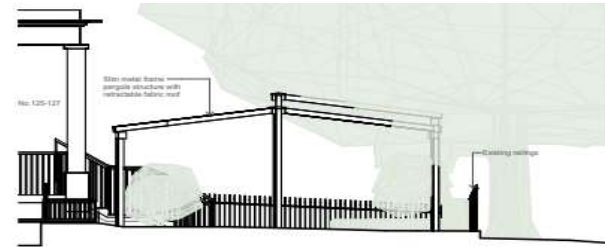
Site Layout Plan – 24/01763/FUL  
PERGOLA GLAZED BUILDING



Proposed Site Wide Elevations 24/01763/FUL  
**125-133 Promenade**



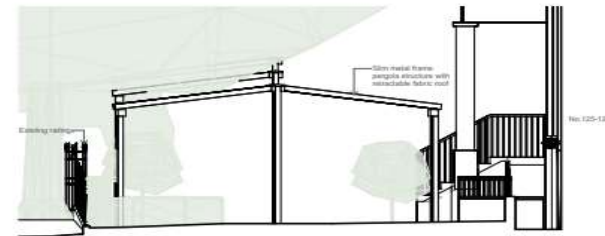
No. 125-127 Rear Elevation  
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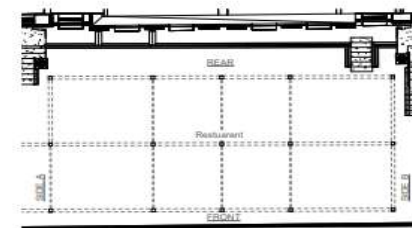
No. 125-127 Side Elevation A  
1:50



No. 125-127 Front Elevation  
1:50



No. 125-127 Side Elevation B  
1:50

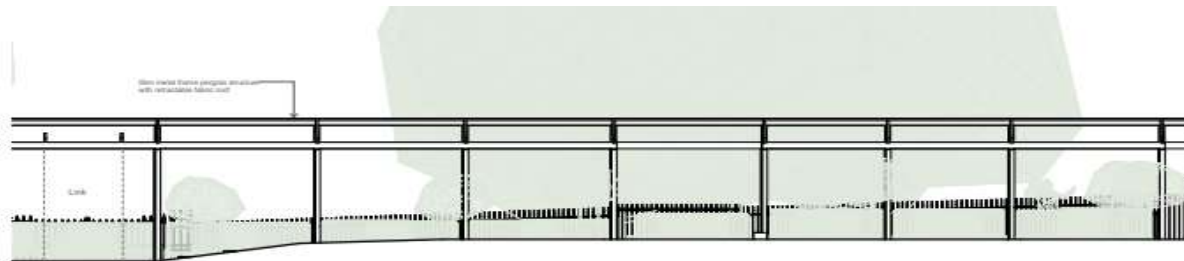


No. 125-127 Plan View  
1:50

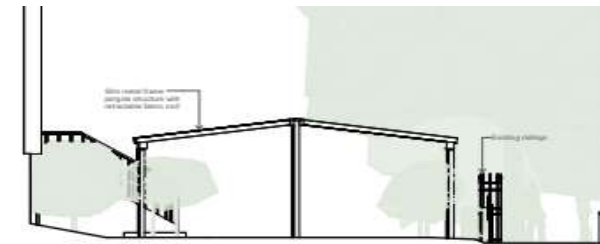
Proposed Elevations 24/01763/FUL  
**125-127 Promenade**



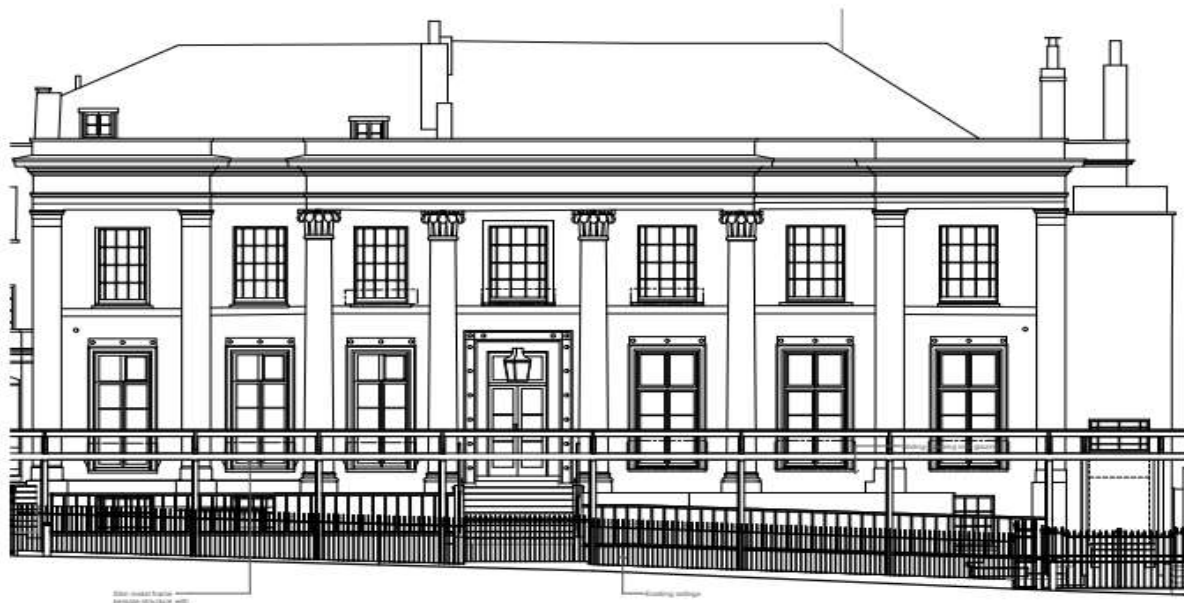
Proposed Front Elevations 24/01763/FUL  
**125-127 Promenade**



No. 129-131 Rear Elevation  
1/20



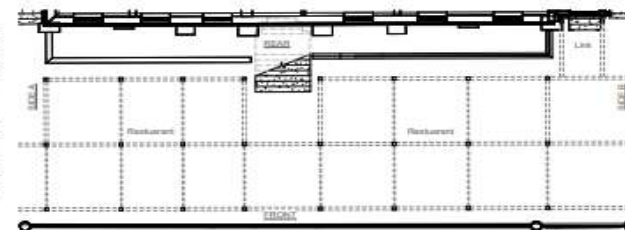
No. 129-131 Side Elevation A  
1/20



No. 129-131 Front Elevation  
1/20

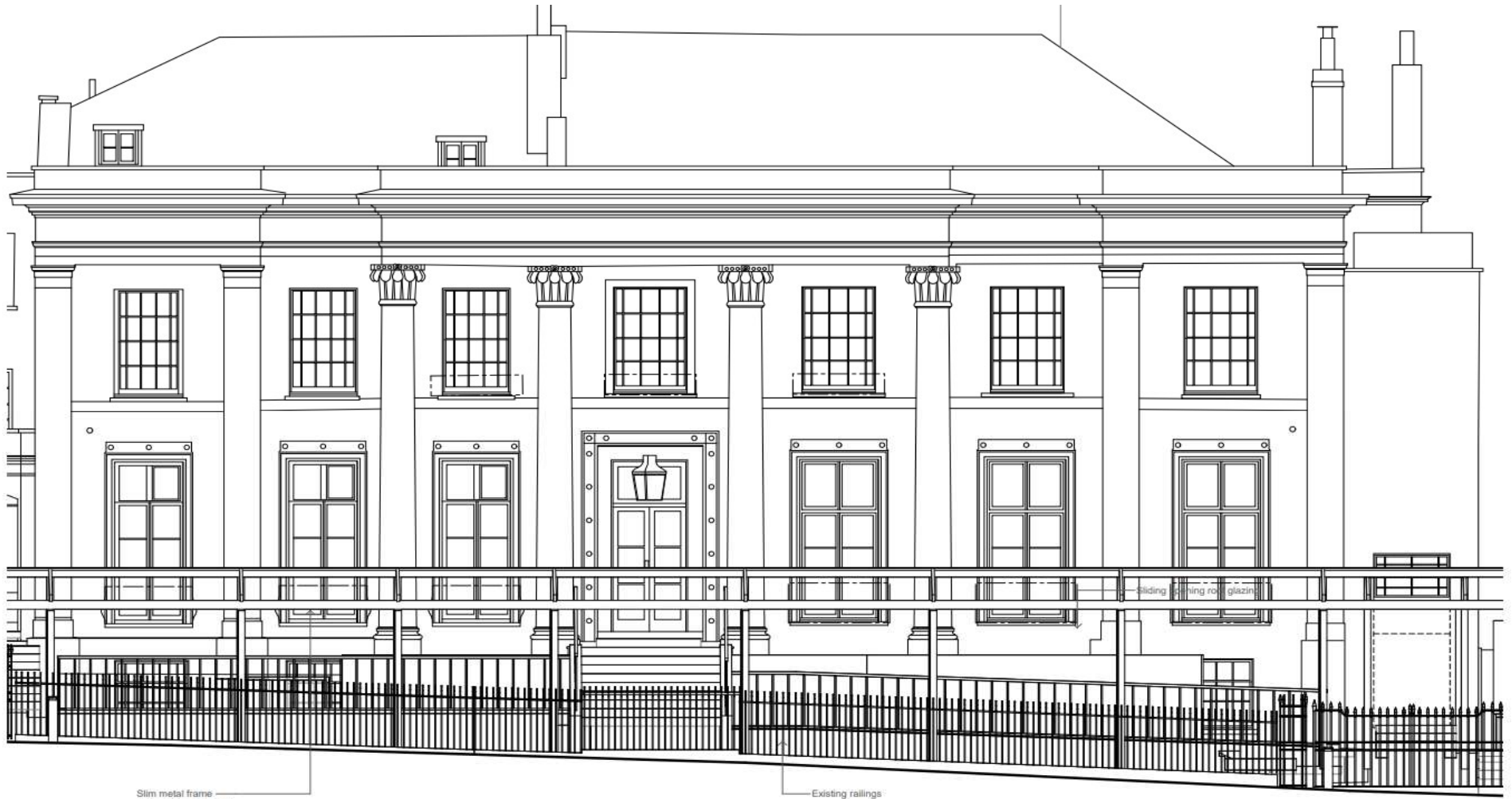


No. 129-131 Side Elevation B  
1/20

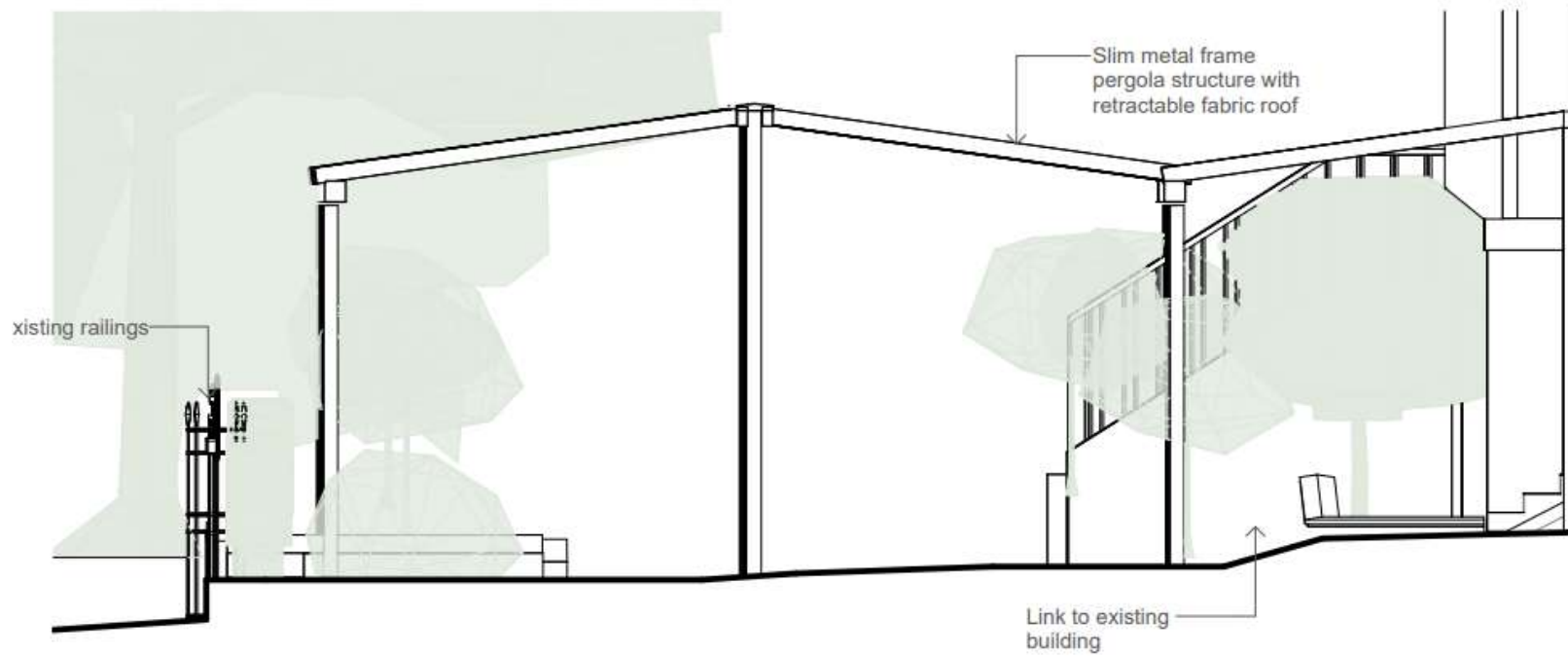


No. 129-131 Plan Key  
1/20

Proposed Elevations 24/01763/FUL  
**129-131 Promenade**

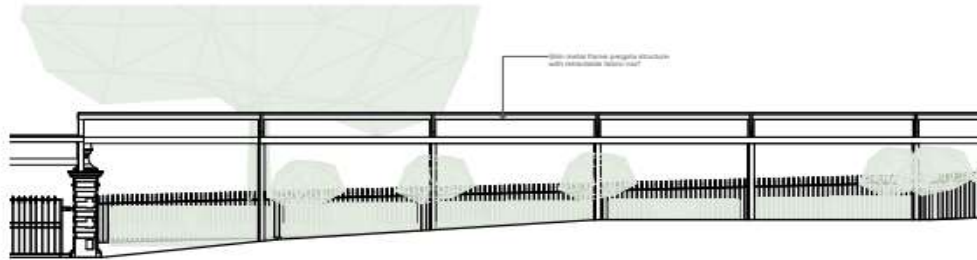


Proposed Elevations 24/01763/FUL  
**129-131 Promenade**

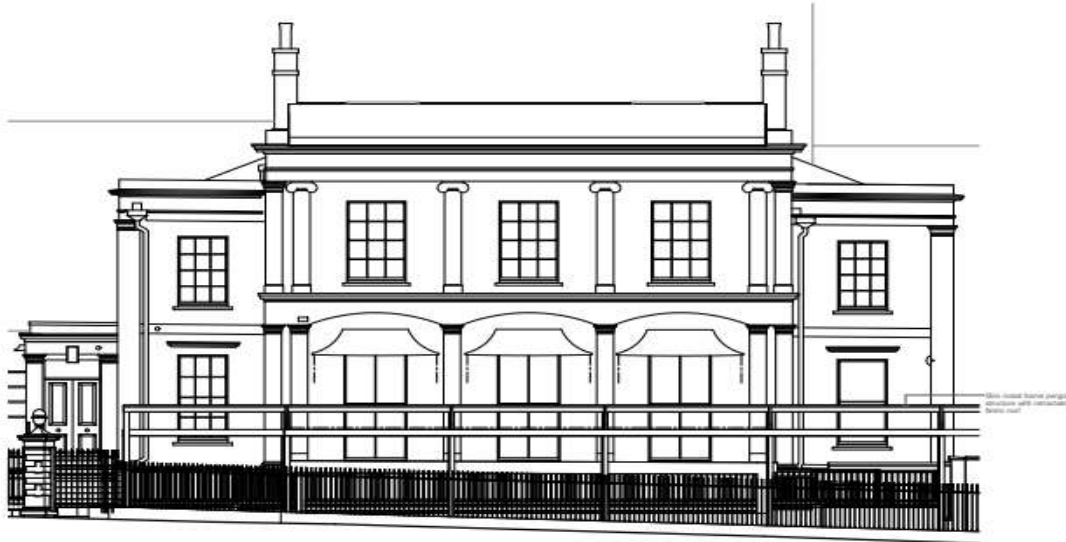


No. 129-131 Side Elevation B  
1 : 50

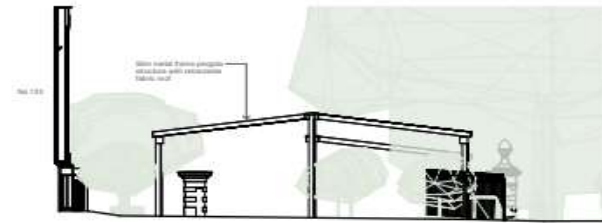
Proposed Side Elevation 24/01763/FUL  
**129-131 Promenade**



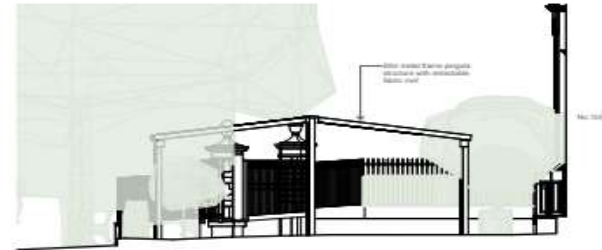
No. 133 Rear Elevation  
1:50



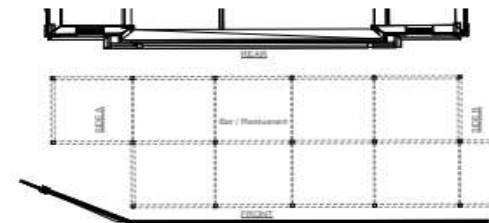
No. 133 Front Elevation  
1:50



No. 133 Side Elevation A  
1:50



No. 133 Side Elevation B  
1:50



No. 133 Plan Key  
1:50

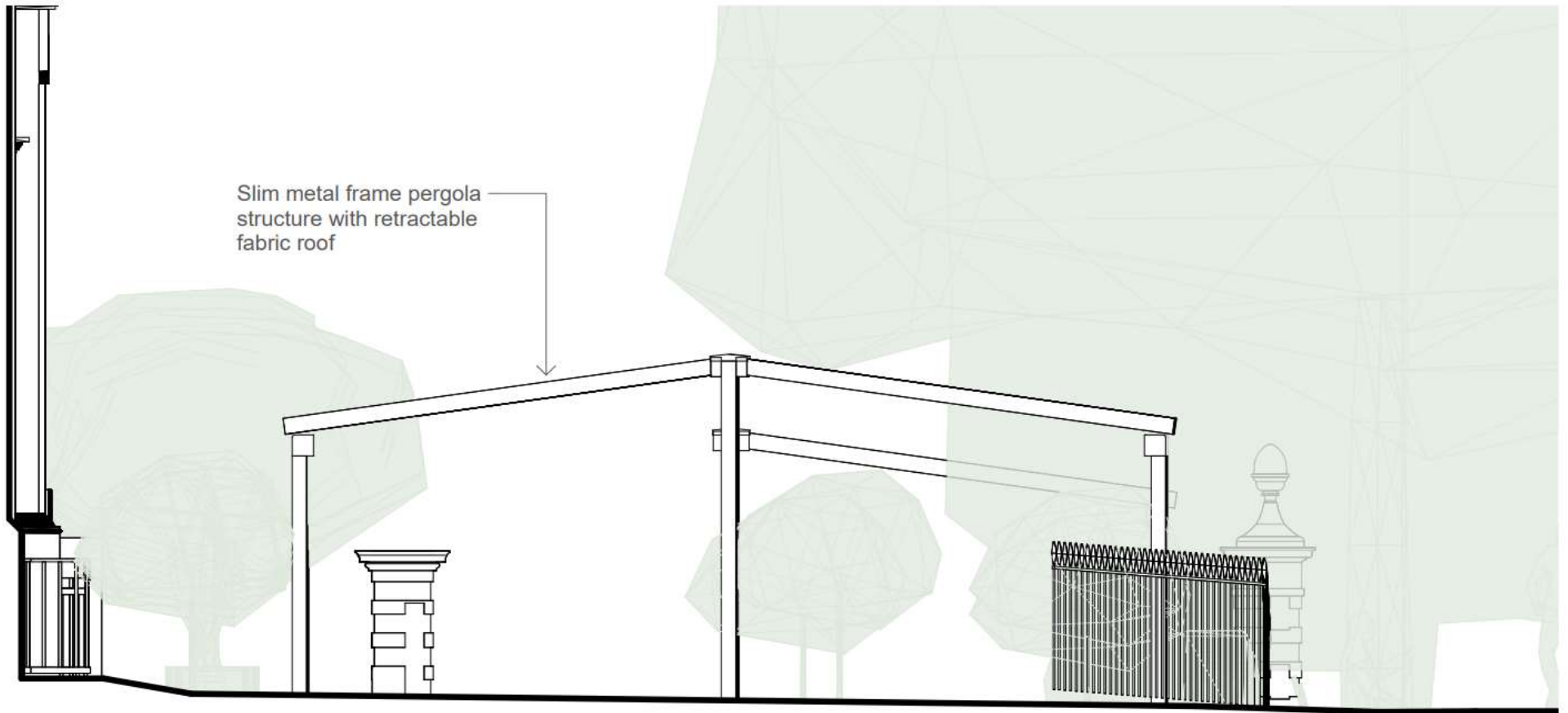
Proposed Elevations 24/01763/FUL  
**133 Promenade**



Proposed Front Elevation 24/01763/FUL  
**133 Promenade**

33

Slim metal frame pergola  
structure with retractable  
fabric roof



Proposed Side Elevation 24/01763/FUL  
**133 Promenade**



3-D Perspective 24/01763/FUL  
**125-131 Promenade**



3-D Perspective 24/01763/FUL  
**133 Promenade**

# Key Planning Matters

- Impact on significance (notably setting) of designated heritage assets – 3 no. Grade II\* listed buildings, neighbouring listed buildings and Conservation Area (Montpellier Character Area)
- Design, scale, layout and appearance of proposed development
- Economic and social benefits of proposed development – NPPF public benefits test
- Sustainability and low carbon energy efficiency – non-fossil fuel use
- Impact on trees
- Surface water drainage
- Impact on amenity of neighbouring land users
- Appeal decision (22/01373/FUL)

# Summary of Recommended Refusal Reasons

## 24/01762/FUL & 24/0763/FUL

- The form, design, scale and overall appearance of the proposed development would harm the setting of listed buildings and the character and appearance of the wider conservation area. As such, the proposals would neither sustain or enhance the significance of the designated heritage assets.
- Impact on views and obscuring of the lower ground and ground floor principal elevations and elements of the architectural composition of these principal facades.
- Proposed development considered unacceptable in principle and, if approved, could set an undesirable precedent for inappropriate development elsewhere within the historic environment.
- The supporting information (including the economic impact statement) offers no clear or convincing justification for the proposed works in heritage terms.
- The identified (upper end) 'less than substantial harm' to the heritage assets is not outweighed by the limited public benefits of the proposed development.
- Failure to comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework and Policies SD4 and SD8 of the Joint Core Strategy 2017 and Policy D1 of the Cheltenham Plan (2020).