

APPLICATION NO: 24/01189/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 16th July 2024		DATE OF EXPIRY: EoT 28 th March 2025
DATE VALIDATED: 16th July 2024		DATE OF SITE VISIT:
WARD: Oakley Ward		PARISH:
APPLICANT:	Mr Nirav Sheth	
AGENT:	Tompkins Thomas planning	
LOCATION:	Cotswold Grange Hotel, Pittville Circus Road Cheltenham	
PROPOSAL:	The remodelling and extension of hotel to create additional bedrooms, a function room, and a small terrace.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to the Cotswold Grange Hotel, a detached building located on the corner of Pittville Circus Road and Moorcourt Drive. The existing building is locally listed, sits within Cheltenham's Central Conservation Area and is within the Pittville Character Area.
- 1.2 The applicant is seeking planning permission for the remodelling and extension of the hotel to create additional bedrooms, a new function room and small terrace.
- 1.3 During the course of the application, revised plans have been submitted for consideration in response to concerns and comments raised by officers, consultees and local residents. Following receipt of the revised plans, the description of development was amended, and a full re-consultation process was undertaken. An extension of time has been agreed with the applicant to allow for this process and for committee determination.
- 1.4 The application is at planning committee at the request of Councillor Hay, who, on behalf of the residents and the applicant, considers a public committee decision is necessary.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Central Conservation Area
Principal Urban Area
Locally Listed Building

Relevant Planning History:

22/01126/PREAPP 15th July 2022 CLO

Build on top of existing single storey extension adding 3 floors

22/02112/PREAPP 22nd December 2022 CLO

The proposal consists of the erection of a one-and-a-half-storey structure above an existing single-storey lower ground floor side extension to add additional accommodation to an existing high quality hotel

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies

D1 Design
HE1 Buildings of Local Importance and Non-Designated Heritage Assets
SL1 Safe and Sustainable Living
GI2 Protection and replacement of trees
GI3 Trees and Development

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements
SD8 Historic Environment
SD9 Biodiversity and Geodiversity
SD14 Health and Environmental Quality
INF1 Transport Network
INF2 Flood Risk Management

Supplementary Planning Guidance/Documents

Climate Change (2022)

Central conservation area: Pittville Character Area and Management Plan (July 2008)

4. CONSULTATIONS

See appendix A at end of this report

5. PUBLICITY AND REPRESENTATIONS

5.1 Upon validation of the application, letters were sent to 21 neighbouring land users, a site notice was displayed and an advert published in the Gloucestershire Echo. In response, 14 letters of objection were received, the concerns have been summarised but are not limited to the following:

- Design
- Impact on heritage assets
- Impact on amenity – overbearing impact, loss of privacy, noise and disturbance
- Highway safety

5.2 Upon receipt of revised plans, neighbour notification letters were re-sent to all original neighbours and anyone who had previously commented on the application. A revised site notice was also displayed for a full 21 days. In response to this revised neighbour consultation process, 5 letters of representation have been received. The concerns raised are broadly similar to those summarised above in relation to design, impact on heritage assets and impact on amenity.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are the design, impact on designated heritage assets (locally listed building and conservation area), the impact of the proposal on neighbouring amenity, impact on trees, highway safety and ecology.

6.3 Pre-application history

6.4 Extensive pre-application engagement has been undertaken prior to the submission of this formal planning application; this includes submissions to Cheltenham Borough Council (CBC) and a presentation to the Gloucestershire Design Review Panel (GDRP).

6.5 The proposals have been amended significantly from that first reviewed in 2022. The original pre-application reviewed by CBC in 2022 proposed a new three storey extension over the existing single storey flat roof structure located on the west side of the existing building. Officers' response to this pre-application submission raised significant concerns regarding scale, form, design, impact on heritage assets and impact on amenity.

6.6 A further pre-application submission was later made; the amended scheme proposed a one and a half storey addition to the west. Whilst officers acknowledged the reduction in scale as being an improvement, concerns regarding scale, form, design and impact on

amenity were still raised. The applicant later took this proposal to the GDRP for review; whilst this was not part of a formal pre-application with CBC, the council's conservation officer at the time attended this meeting. The GDRP concluded that this scheme was harmful to the west elevation of the building, the building as a whole, and to the wider conservation area. The GDRP suggesting that further thought should be given to extending to the rear of the building. A contemporary design approach was also suggested and encouraged for any future proposal.

6.7 The proposal originally submitted as part of this current planning application, was the applicant's response to the comments/concerns raised in the earlier pre-applications. The full extent of pre-application history and summary of the comments are set out in the applicant's design and access statement (page 10).

6.8 **Site context**

6.9 Cotswold Grange Hotel is a detached three storey, locally listed building located on the corner of Pittville Circus Road and Moorcourt Drive. The building falls within Cheltenham's Central Conservation Area and is highlighted as being a key unlisted building in the Pittville Character Area Appraisal and Management Plan (2008).

6.10 Moorcourt Drive is a small residential cul-de-sac consisting of 11 residential properties; these properties are located to the north and east of the application site and in the main consist of two storey semi-detached properties, although one property is detached. To the west, on the other side of Moorcourt Drive, is a part 5-storey and part 4-storey flat roof apartment building, consisting of 14 flats. To the south, on the opposite side of Pittville Circus Road, are semi-detached and detached villas, most of which are locally listed.

6.11 **Design and impact on heritage assets**

6.12 Policy SD4 of the JCS notes how development should "respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality". Furthermore, development "should be of a scale, type, density and materials appropriate to the site and its surroundings". This is supported through adopted Cheltenham Plan Policy D1 which requires development to 'complement and respect neighbouring development and the character of the locality.'

6.13 As already noted, Cotswold Grange Hotel is locally listed and located within Cheltenham's Central Conservation Area, as such, policy SD8 of the JCS and policy HE1 of the Cheltenham Plan are relevant to the application. Policy SD8 of the JCS relates to the historic environment and states how 'Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance'. Section 16 of the NPPF also echoes the importance of conserving and enhancing heritage assets. Policy HE1 of the Cheltenham Plan requires development proposal affecting locally important heritage assets to have regard to the scale of any harm or loss to the significance of the heritage asset.

6.14 With regards to the historic environment and heritage assets, paragraph 212 of the NPPF requires great weight to be given to the conservation of designated heritage assets, this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm. Furthermore, any harm to, or loss, of the significance of a designated heritage asset requires clear and convincing justification, as required by paragraph 213 of the NPPF. Where any harm is identified as being 'less than substantial' this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use, as set out in NPPF paragraph 215.

- 6.15 As originally submitted in this application, whilst officers considered the principle of extending the hotel to the side (west) and rear (north) to be acceptable, officers raised concerns with the form and design of the proposed extensions to the existing building. Officers remained of the view that a contemporary design approach could be achieved and would be welcomed, but did not consider the form, design or materials of the proposed flat roof metal addition to be appropriate. Overall, officers considered the proposals represented a jarring and incongruous addition, resulting in harm to the design and character of the existing building and wider conservation area. The council's conservation officer reviewed the application and provided comments which can be read in the appendix at the end of this report. In summary, an objection was raised, the officer identifying harm because of the proposed additions. The conservation officer did however agree that a contemporary design approach could be appropriate for this site, something that was also supported by the Cheltenham's Architects Panel. The Architects Panel further suggesting that a larger addition could be explored in the northern section of the site, to the rear of the existing building.
- 6.16 Following various meetings and discussions with the applicant, their agent and designers, revised plans have been submitted for consideration. The revised scheme proposes a single storey pitched roof addition over the existing flat roof extension to western side of the existing building, as well as a two-storey flat roof with parapet extension to the rear. The proposed extension to the side is described as a 'pavilion' type addition and would be linked to the existing communal space of the hotel to provide a function room, with terrace area to the front. The extension to the rear would provide additional en-suite bedroom accommodation.
- 6.17 With regards to the 'pavilion' extension to the west, officers consider this to achieve an acceptable scale, form and design. It is proposed to be connected to the main building by a simple glazed link and is positioned so as to allow for the majority of the features on the west elevation of the building to be retained, and most to remain visible. The pitched roof and gable end form picks up on the pitched roof features of the main building, something the conservation officer considered to be important. Overall, the design and finish is relatively light weight, using timber and large amounts of glazing, although, the roof covering is solid and proposed to be finished in standing seam grey zinc cladding. Officers are of the view that this amended proposal to the west, is of an acceptable scale and form, reading clearly as a later, contemporary and subservient addition to the existing building, and is considered to achieve a high-quality design and finish.
- 6.18 The proposed works also seek alterations to the existing flat roof addition to the side in connection with the new 'pavilion' extension. This existing extension is of poor quality and is considered to be harmful to the design and character of the existing building and wider conservation area. The application proposes the re-cladding of this extension in stone, and other associated alterations, which would complement the design of the new addition over it. Officers consider these works to be acceptable and an enhancement to the site and wider conservation area.
- 6.19 The proposed extension to the rear has a very different form and design to that of the proposal to the west. The extension to the rear has a flat roof parapet form and is proposed to be finished in Cotswold stone. Officers consider the design approach of this extension to be wholly appropriate and represents a more traditional and sympathetic addition to the rear of the existing building. Whilst officers acknowledge that the addition to the rear is reasonably large and occupies a large portion of the rear garden area, it can still be comfortably accommodated within the site and would read clearly as a later and subservient addition.
- 6.20 The application also proposes minor amendments to the front access to the building, allowing for the installation of a platform lift, which would improve accessibility and is therefore welcomed.

- 6.21 The Council's Senior Conservation Officer has reviewed the amended scheme; their full comments can be read in the appendix at the end of this report. In summary, no objection is raised, the amended scheme is seen favourably, and whilst some harm is identified, their overall recommendation is to approve the application.
- 6.22 Overall, officers consider the amended proposal to be a positive response to officer's earlier concerns. The overall, scale, form and massing of the extensions is much improved and the design approach for both elements is considered to be appropriate. Some further design and material details would need to be provided for further consideration, and as such, conditions would be necessary.
- 6.23 With regards to Cheltenham Plan policy HE1, officers acknowledge that the proposed pavilion extension would obscure some of the west elevation features of the existing building, however, the level of harm is reasonably limited and would not amount to 'substantial alteration to the external appearance of the building' and as such, any resulting harm needs to be carefully considered against any public benefits, as required by NPPF paragraph 215.

6.24 **Public benefits**

- 6.25 When considering public benefits, the NPPF itself does not define what public benefits are for this purpose. Further guidance is given in the Historic Environment Chapter of the Planning Practice Guidance (PPG), which highlights that public benefits can be anything which delivers the economic, social or environmental objectives of sustainable development as described in paragraph 8 of the NPPF. Those objectives are defined in paragraph 8 of the NPPF as follows:-

- (a) Economic - to help build a strong, responsive and competitive economy
- (b) Social - to support, vibrant and healthy communities
- (c) Environmental - to contribute to protecting and enhancing the natural, built and historic environment.

The PPG makes clear that the public benefits must flow from the development and must be of a nature or scale that would benefit the public at large but these benefits do not always have to be visible or accessible to the public to be genuine public benefits.

- 6.26 The planning statement sets out that the proposal will increase bedroom accommodation at the hotel, which in turn should encourage and enable a greater number of overnight stays in the town. The statement suggests the hotel is ideally located to serve tourists and visitors who wish to explore some of the main attractions for Cheltenham, including Pittville Park, Pittville Pump Rooms, the nearby parks, gardens and lakes, Cheltenham's racecourse, the football club and other general offerings in the town centre such as shopping, dining and nightlife.
- 6.27 The statement identifies that the hotel is often at capacity during popular events in the town, including the Cheltenham Festival, Literature Festival and Jazz Festival. The applicant therefore suggests that improved and increased accommodation would assist in meeting some of the demand.
- 6.28 In terms of job generation, the statement suggests that the expansion of the hotel would require the need for a further 4 full time staff members, therefore providing job opportunities in the local area. It is also noted that the construction phase would also offer some short-medium term economic benefits and job opportunities.

6.29 Whilst all of the above public benefits are duly noted, paragraph 215 of the NPPF requires these benefits to be weighed against any harm to the designated heritage assets, this is discussed in the section 7 of this report.

6.30 **Impact on neighbouring amenity**

6.31 It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.

6.32 A number of concerns have been raised by local residents in response to the scheme as originally submitted, but also in response to the revised proposal. The main concerns relate to a loss of privacy, overbearing impact and noise and disturbance associated with the use of the proposed external terrace area. As originally submitted, officers also raised specific concerns regarding impact on neighbouring amenity as a result of the proposed terrace.

6.33 With regards to the proposed 'pavilion' extension to the west, as amended, this is mainly glazed and therefore by its nature would allow views and outlook over neighbouring sites. However, its placement means windows would not directly face any clear glazed habitable windows within the side elevation of Cotswold Lodge and the distance separating the windows in the rear section of this neighbouring development would be approximately 19.5 metres. Any views from the 'Pavilion' would be over the highway of Moorcourt Drive and the access drive serving Cotswold Lodge. In this context, this relationship is not considered to be unacceptable or to result in any unacceptable loss of privacy to this neighbouring site.

6.34 An external terrace area is proposed to be positioned in front of the new 'Pavilion' extension, utilising part of the flat roof over the existing lower ground floor side extension. In this location, the terrace would be positioned away from the residential properties in Moorcourt Drive and therefore would not give rise to any unacceptable loss of privacy to these properties. To the east, as noted above, there are windows located in the side elevation of Cotswold Lodge, however the closest windows are all obscurely glazed, as such, no concerns are raised with regards to privacy. Officers do however raise concerns with general noise and disturbance associated with the use of an external terrace and the potential noise implications on nearby residential properties. This is also a concern raised by the Council's Environmental Health Officer (EHO). The EHO has suggested some restrictions for the use of the external terrace which relates to the hours of use and playing of music. Officers agree restrictive conditions are necessary to ensure there is no unacceptable impact on neighbouring amenity.

6.35 The proposed rear extension includes a number of new windows at lower ground floor and upper ground floor level, these windows would face towards the properties to the north, the properties directly opposite being number 2 and 3 Moorcourt Drive. As existing, a well-established and dense hedge runs along this rear boundary of the application site and would provide a screen between these windows and neighbouring sites. However, officers have considered the acceptability of these windows as though the hedge was not in place. The distance between these new windows and the front elevation windows of number 2 Moorcourt Drive would be in excess of 36 metres, and the distance to the windows in number 3 would achieve 21 metres. The shorter distance of 21 metres complies with the minimum distance between upper floor windows that directly face each other, as required by Cheltenham Plan policy SL1. It also noted that the highway (Moorcourt Drive) separates these sites and the land to the front of these residential properties is not the private amenity space for these properties but is used for parking and general landscaping. Whilst officers acknowledge there will be some impact, officers

do not consider the development would give rise to an unacceptable loss of privacy to these properties, even if the hedge was not in place.

6.36 Given the location of the proposed additions and relationship with neighbouring land users, in its revised form, officers do not consider the development would give rise to any unacceptable loss of light, loss of outlook or overbearing impact to any neighbouring land users.

6.37 The councils EHO has raised additional queries with regards to noise from the proposed ASHP and kitchen extraction; conditions have been suggested, and are considered reasonable and necessary to ensure neighbouring amenity is protected.

6.38 Overall, whilst the concerns of residents have been duly noted, officers consider the revised proposal to be acceptable in terms of neighbouring amenity, subject to a number of conditions.

6.39 **Highway considerations**

6.40 As originally submitted, the application proposed alterations to the access and a revised car parking layout.

6.41 Gloucestershire Highways as the local highways authority were consulted on this application, their detailed comments can be read in the appendix at the end of this report. Whilst no objection was raised, the Highways officer considered several amendments were necessary with regards to the amended access and parking layout. The revised proposal no longer includes changes to the access or parking layout and as such, the proposal does not result in any highway safety concerns.

6.42 As no changes are proposed, the suggested conditions and informatives originally suggested are not necessary.

6.43 **Trees**

6.44 The access amendments and parking changes, as originally submitted, resulted in the proposed removal of an existing tree. As the site is located within the conservation area, this tree and others on the site are protected. The Council's tree officer raised an objection to the removal of the protected Thuja tree. Concern was also raised with regards to the altered access and potential impacts on the roots of a protected Yew Tree.

6.45 As already discussed, the site layout changes to the front are no longer proposed and, as such, the tree officer's concerns have been resolved. The tree officer has provided some advice with regards to construction works and potential impacts on trees, this has been added by way of informatives. In its revised form, the application is acceptable and complies with Cheltenham Plan policies G12 and G13.

6.46 **Climate change**

The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising buildings over the next decade. For alterations and extensions to existing buildings there is an opportunity to improve the environmental performance through the inclusion of technologies and features.

The application is supported by a sustainability statement (within the supporting design and access statement) which discusses various key points highlighted in the Climate Change SPD. With regards to specific low carbon technologies, the statement identifies that Air Source Heat Pumps (ASHP's) are to be utilised. Other measures are also considered and are proposed to be incorporated.

Given the nature of works, which is the extension and refurbishment of an existing building, officers consider the proposed measures to be an acceptable response to climate change and the SPD.

6.47 Ecology

6.48 The Council's ecologist has reviewed the application, and their detailed comments can be read in the appendix at the end of this report.

6.49 With regards to the mandatory Bio-diversity Net Gain (BNG) of 10% which is now required, the applicant has provided an exemption statement, the council's ecologist has reviewed and agrees the exemption to be appropriate in this case. However, the ecologist does set out how a measurable net gain still needs to be provided, as required by section 15 of the NPPF and JCS policy SD9, and therefore recommends that a proposed landscaping plan is required. Whilst the works to the front of the site have been amended, the proposed extension to the rear will inevitably have an impact on biodiversity, and as such, a condition is considered reasonable and has therefore been suggested.

6.50 The application is supported by a Preliminary Roost Assessment for Bats. The Council's ecologist agrees with the findings of the report. Conditions and informatives are recommended.

6.51 Overall, with conditions attached, the application is considered to be acceptable in terms of BNG and ecology.

6.52 Public Sector Equality Duty (PSED)

As set out in the Equality 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.

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.

In the context of the above PSED duties, there is no reason to believe that the proposed development would result in disadvantage to anyone with protected characteristics. In addition, the current building is not fully accessible, however the proposed works seek alterations to the entrance to allow for a platform lift and therefore would provide improved accessibility to the facilities the site offers. Overall, officers are satisfied that due regard has been given to the PSED duties.

7. CONCLUSION AND RECOMMENDATION

7.1 The proposed plans have been significantly amended from that first seen at pre-application stage and have further been amended in response to comments and concerns raised during this formal application process.

- 7.2 As discussed above, the proposed extension to the west, will still partially obscure some of the distinctive design features of the west elevation of Cotswold Grange Hotel, however, the features will not be totally lost. As a result of the amended plans, officers are of the view that any harm to the heritage assets are now at the lower end of less than substantial, and as required by paragraph 215 of the NPPF, this harm should therefore be weighed against the public benefits.
- 7.3 Officers agree that the expansion of the hotel, to provide further bedroom accommodation and further function room space will provide benefits to the town, the increased bedroom accommodation will be able to accommodate more visits to the area, and in turn will help contribute to Cheltenham's economy. In addition, the increased offerings at the hotel will inevitably require an increase in staff required, as such, will also contribute to increased job opportunities in the area. Furthermore, the proposed alterations to the existing single storey flat roof addition would be an enhancement to the site/building.
- 7.4 Overall, officers are of the view that the public benefits would outweigh the limited harm to the locally listed building and wider conservation area, and as such, officer recommendation is to permit the application, subject to the conditions set out below;
- 7.5 The applicant has confirmed their agreement to the inclusion of the pre-commencement conditions.

8. CONDITIONS / INFORMATIVES

- 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.

- 3 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 4 Prior to the commencement of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of 1 No bat box in an appropriate location on site. The location, specification, height and orientation of this feature shall be shown on a site plan.

The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Cheltenham Borough Council.

Reason: In the interest of biodiversity and ecological enhancement having regard to Adopted Joint Core Strategy SD9 and section 15 of the NPPF.

- 5 Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, a method statement for a Precautionary Method of Working (PMW) with respect to demolition of structures and the potential presence of bats shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved method statement.

Reason: To ensure the protection of legally protected and priority (Section 41) species which are a material planning consideration. And to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended) and the 2017 Habitats Regulations.

- 6 The external terrace hereby approved shall not be used after 22:00 or before 09:00 each day, and no music (live or amplified) shall be played between the hours of 21:00 and 09:00 each day.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 7 No external lighting shall be installed on the external terrace area, unless in accordance with details which shall have first been submitted to and approved in writing by the local planning authority. At no time shall external lighting be used in this area after 22:00 or before 09:00 each day.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 8 Other than the area labelled as 'Terrace' on the proposed upper ground floor plan (drawing number 44/2204/PL 1003 A), none of the flat roof areas of the development shall be used as a balcony, roof garden or other external amenity area at any time. Access to the flat roof shall be for maintenance purposes only.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 9 The Air Source Heat Pump/s (ASHP) shall not be installed, until a noise assessment under BS4124:2014+A1:2019, which assesses noise from this source and its impact on

residential properties has been submitted to and approved in writing by the local planning authority.

The ASHP's shall be installed, operated and maintained in accordance with the details so approved.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 10 Prior to the installation of any air handling plant equipment for the premises, full details of the means of ventilation and extraction for the dispersal of smells/fumes, including noise levels subject to BS4124:2014+A1:2019, shall be submitted to and approved in writing by the Local Planning Authority. The air handling equipment used for extraction must be installed and operated in accordance with the approved details.

The approved noise control scheme shall be implemented on site prior to the extraction system being brought into use and shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 11 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) New entrance steps
- b) New front steps handrail/balustrading
- c) New external platform lift
- d) New balustrade to external terrace
- e) elevation detail for new 'pavilion' extension to west.

The details of the above shall include the following:

- elevations at a scale of 1:10 or similar
- material specifications

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

Reason: In the interests of the character and appearance of the area, and special architectural and historic qualities of the locally listed building having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD8 of the Joint Core Strategy (2017).

- 12 No external facing or roofing materials shall be applied unless in accordance with:
- a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.
- The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, the authority sought revisions to address comments and concerns in relation to scale, form, design, impact on heritage assets, impact on amenity, impact on trees and highway safety;

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 It should be noted that development to the rear of the property in close proximity to retained trees should account for the eventual size and water requirements of those trees. As such, foundation depths and designs should accord with NHBC standards. Building Control should be consulted for further information.
- 3 The applicant and their contractors should give due consideration to the legal protected status of trees on site. It would benefit the applicant to demark any soft landscaping as per BS5837 (2012) to prevent the accidental inappropriate storage / spillage of materials, ground compaction etc within RPAs of protected trees. The applicant may wish to submit a tree protection plan and trees officers could assess its suitability.
- 4 The applicant should be aware that bats are legally protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981 and the grant of planning permission does not remove this legal protection.

A grant of planning permission does not remove the legal protection afforded to bats and their roosts. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.

Appendix A – Consultee comments

Heritage And Conservation - 17th March 2025

Description of site and proposal

Due to deadline time constraints, I do not wish to reiterate any of the information produced by other officers or within the application information, including the applicant's balanced and comprehensive revised Heritage Appraisal (January 2025).

Cotswold Grange Hotel is located in a predominately residential area within Cheltenham's Central conservation area. The locally listed three storey building is a prominent structure due to corner plot location and public and vehicular access due to the road directly behind the building.

The principal external proposed alterations include a single storey side extension to the west elevation and an additional extension to the rear (north) elevation.

Relevant Legislation, Policies and Guidance

Of particular importance is the Planning (Listed Buildings and Conservation Areas) Act 1990. Para 72(1) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

The Joint Core Strategy 2017 (JCS) policy SD8 also requires both designated and undesignated heritage assets and their settings to be conserved and enhanced as appropriate to their significance.

A core principle of the National Planning Policy Framework 2024 (NPPF) is for heritage assets to be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 202 - 221 sets out how potential impacts on heritage assets shall be considered. This assessment takes account of the relevant considerations of these paragraphs, including para 203 of the NPPF which requires the significance of heritage assets to be sustained and enhanced and para 212 of the NPPF requiring great weight to be given to the asset's conservation. Also relevant in this instance is para 213 of the NPPF, which requires clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset and para 215 of the NPPF, which address harm, specifically where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.

Comments on proposed alterations

Side (west) elevation extension

The single storey glazed structure has been significantly reduced in scale, overall form and design during the application period. The existing proposal appears visually 'light weight' compared to earlier proposals and subservient to the host building. It no longer 'crashes' into the host building as earlier options appeared to suggest. Although attached, it appears separated with its own identity and character. Instead of introducing 'pastiche' architecture, it represents a refreshing contemporary contrast yet displays a traditional form and respects the surrounding traditional architecture within the conservation area.

Rear(north) elevation extension

The proposed rear extension is generous in relation to the overall mass and footprint in the context of the size of the existing plot. However, the parapet flat roof design ensures the design is as low as possible and subservient to the host building. The proposed landscaping in front of the extension will mitigate the impact of the rear extension within its residential setting.

Conclusion and Recommendation

The amendments, design evolution and overall rationalisation (regarding the built form) of the application is a significant improvement and enhancement and is welcomed.

Within this part of the conservation area, it is characteristic for development to be set away from existing boundaries. However, although the proposal is somewhat uncharacteristic in this respect it does not suggest it is inappropriate development. The external design proposals have been well considered regarding materiality, height, bulk, scale, form and mass in the context of their setting. The proposal ensures the locally listed building remains most prominent.

The scale and bulk of the rear development will represent less than substantial. However, this must be weighed against the significant public benefits (identified previously by others) which are likely to be generated by the proposal.

Subject to the discharge of the conditions identified, I recommend approval of the application.

The Cotswold Grange Hotel is sited within the Pittville character area of the Central Conservation Area, a designated heritage asset, and identified as a Building of Local Importance. Given this, and by virtue of its age, architectural and historic interest as well as the positive contribution to the character and appearance of the area, the building is identified as a non-designated heritage asset (NDHA). As such, any proposals should be sympathetic to the character and appearance of the host, the Conservation Area as well as to the setting of other heritage assets. Proposals should therefore be informed by, and should respond sensitively to, those aspects of the heritage assets which make a positive contribution to its character and appearance and/or to its special historic or architectural interest. It is important to note that character and appearance is not restricted to the public realm but encompasses the entire area as a whole. As the Cheltenham Plan states in Chapter 9: Historic Environment: "Design should be based on an understanding of the characteristics of the local area, in terms of character, built form, architecture, heritage and landscape".

Part of the significance of the Cotswold Grange Hotel is drawn from the accomplished architectural form, that of fine 19th century structure reflecting that of a typical 16th/17th century Cotswold vernacular manor house. This architectural form and detailing can be particularly appreciated given the building is (now) on a corner plot being highly prominent from Moor Court Drive. The Cotswold Vernacular Revival form is strengthened by nuanced architectural elements such as the window arch hood detailing and the strong verticality of the transomed windows.

The application's proposal of an extension and additional built form in a contemporary form drastically contrasts with the hosts' (immediate and wider) architectural appearance, that of a traditional 19th to 20th century vernacular - be it the gabled form harping back to the Gothic or those of other structure's interpretation of the neo-classical or Italianate villa. The highly modernistic aesthetic introduces a divergent form to the established architectural language with conflicts with traditional appearance the host setting. Whilst this bold contemporary approach could be considered to represent an 'honest' tact to building philosophy, it is clear in this instance the jarring nature of the proposed architectural form is at odds with the host's historic appearance and thus significance. Through the cubist appearance, noting in particular the exaggerated top element - almost that of a caricature of a parapet - and over-reliance of the flat roofed form, the proposals fail to reflect the host in aesthetic or detail, presenting an antagonistic style of design which has a degree of outrecuidance resulting in harm to the significance of the area.

It is, however, important to note for the sake of clarity, a contemporary design language is considered appropriate for any alteration and extension, however any such proposals should seek to better reflect the host (in form, material, rhythm etc.).

The proposed alterations have greatly reduced from the previous schemes, which as general principle is welcomed. However, there are substantial concerns over not only the form and appearance, but also the orientation and overall positioning. Through the proposed addition's placement on the west it would seek to obscure two of the lower windows on this flank. These windows should be retained as fully visible and thus allowing for the continued appreciation of the original rhythm and form of this elevation. Given this, any proposed addition should seek to commence and align with the host's solid, chimney element of this elevation - effectively pushing back from the currently proposed built form. As noted in the comments of the Cheltenham Architect's Panel, consideration should be given to a pitched (gable) roof form as to better reflect the host. Whilst it is noted - and presumably why this has been opted for - a flat roofed approach introduces a lower degree of massing, thus allowing for a greater amount of the host building to be appreciated, this should not, however, be at a compromise to the design quality. As also noted in the Panel's comments, consideration could be given to a (slightly) greater amount of built form to the rear, although care must be taken as to not compromise the rear elevation's architectural interest or impact the setting of neighbouring buildings.

As such, the current proposals are not supported and would result in less than substantial harm to the significance of the identified heritage assets. This harm would arise through the unsympathetic architectural form and detailing, dilution to the interest of the host and thus erosion to the identified character and appearance of the Conservation Area, a designated heritage asset (Section 16, NPPF).

Through the unsympathetic form, massing and detailing, the increased footprint and scale, the proposed alterations to the Cotswold Grange Hotel would fail to preserve or enhance the character and appearance of the Conservation Area (S72, P(LB&CA)A 90).

The development would also conflict with Policy SD8 of the Joint Core Strategy 2017 , which seeks to preserve or enhance the quality of the town's heritage assets, in a manner appropriate to their significance.

As such, an objection is made to the application due to the arising harm to the identified assets and refusal is recommended.

CBC Ecologist - 17th February 2025

The proposed revisions to the design do not affect my previous comments so I have nothing new to upload.

CBC Ecologist - 31st July 2024

The site is located in an urbanised area and is not within or directly adjacent to any designated wildlife sites. The site is not within a Nature Improvement Area or Strategic Nature Area within the Gloucestershire Local Nature Partnership (GLNP) Nature Recovery Network.

The Preliminary Roost Assessment (bats) (Focus Environmental Consultants, May 2024) appropriately describes the features of the site and mitigation required. Recommendations have been made for a bat worker to remain 'on-call' during construction and demolition, soft demolition of the roof materials (removal by hand), and the installation of 1 No bat box on site. These recommendations are supported, and relevant conditions are included below.

The Biodiversity Net Gain (BNG): Statement of Exemption (Focus Environmental Consultants, May 2024) appropriately describes this development proposal as being exempt from the BNG regulations. A soft landscaping plan is conditioned below, to demonstrate how the development proposal will nonetheless achieve a measurable net gain in biodiversity in line with the requirements outlined in chapter 15 of the National Planning Policy Framework (NPPF).

Soft Landscape Plan

On this occasion a Biodiversity Net Gain Assessment (BNGA) is not required, but prior to the commencement of the development hereby approved, a soft Landscape Plan including a planting schedule, shall be submitted to and approved in writing by Cheltenham Borough Council to demonstrate that the proposal will achieve gains in biodiversity.

The development shall be carried out in full accordance with the details submitted or any amendments approved in writing by the Council.

Reason: to comply with the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 180 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on

and providing net gains for biodiversity..." and in paragraph 185 (b) "To protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity".

Ecological Mitigation & Enhancement Strategy (EMES)

Prior to the commencement of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of 1No bat box in an appropriate location on site. The location, specification, height and orientation of this feature shall be shown on a site plan.

The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Cheltenham Borough Council.

Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA '... in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2023) which states (in paragraph 180) that 'Planning policies and decisions should contribute to and enhance the natural and local environment...'. And (3) Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017) which encourages new development to: "contribute positively to biodiversity and geodiversity whilst linking with wider networks of green infrastructure. For example, by incorporating habitat features into the design to assist in the creation and enhancement of wildlife corridors and ecological steppingstones between sites".

Precautionary Method of Working (PMW)

Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, a method statement for a Precautionary Method of Working (PMW) with respect to demolition of structures and the potential presence of bats shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved method statement.

Reason: To ensure the protection of legally protected and priority (Section 41) species which are a material planning consideration. And to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended) and the 2017 Habitats Regulations.

Advice note: bats

A grant of planning permission does not remove the legal protection afforded to bats and their roosts. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.

The Preliminary Roost Assessment (bats) (Focus Environmental Consultants, May 2024) is valid for 18 months only. If the works have not commenced within 18 months of the survey date, then the survey should be repeated and the results submitted to Cheltenham Borough Council for written approval, prior to commencement.

Should the survey result in the need for mitigation measures, then these must be approved in writing by the Local Planning Authority and implemented in full prior to the commencement of development.

Reason: To conserve legally protected bats in line Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981.

GCC Highways Planning Liaison Officer - 13th August 2024

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions.

The justification for this decision is provided below.

The changes to the vehicular access may result in vehicular conflict due to the proximity to the Pitville Circus Road junction and the entry exit conflict with the property on the opposite side of the road. It is therefore required that the centralised access is retained to the left side of the tree with a minimum width of 4.5m which will require minor amendment to the car park layout, see sketch below.

No details have been provided to indicate any material changes to the car park construction and the continued use of a macadam materials is discouraged. As a minimum improvement the revised access should be defined with a porous block work or other appropriate material so that surface water does not discharge to the public highway

Electric vehicle charging points will be required to be installed in a minimum of 2 bays to assist with Central Government's desire to transition to sustainable EV vehicles by 2035 which shall be conditioned.

Based on the analysis of the information submitted the Highway Authority concludes that subject to a minor access amendment to maintain a minimum MfS 20mph = 25m visibility splay there would not be an unacceptable impact on Highway Safety or a severe impact on congestion.

There are no justifiable grounds on which an objection could be maintained and the Highway Authority therefore submits a response of no objection subject to conditions.

Conditions

Provision of Vehicular Visibility Splays

The development hereby approved shall not be [occupied/brought into use] until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 25 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety for pedestrians and all other users

Electric Vehicle Charging Points (Commercial)

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points

are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.
Informatives

Alterations to Vehicular Access – single

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

Full Details can be found at www.gloucestershire.gov.uk .

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway.

No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Tree Officer - 19th July 2024

The Trees Section does not support the proposed removal of the TPO-protected Thuja in the car park. The relocation of the access driveway is also not in the best interests of the TPO-protected yew to the west of the site. The rooting areas of trees in the car park should be left undisturbed - yew is susceptible to root compression and given the importance of these trees, every effort should be made to protect their longevity. Therefore, the car park should be left in its current layout or an alternative should be proposed.

Reason: to protect the amenity value of trees in the Borough as per Policies GI2 and GI3 of the Cheltenham Plan.

Tree Officer

7th February 2025 - The Trees Section welcomes the revised plans in respect of the proposals for the car park.

It should be noted that development to the rear of the property in close proximity to retained trees should account for the eventual size and water requirements of those trees. As such, foundation depths and designs should accord with NHBC standards. Building Control should be consulted for further information.

Furthermore, the applicant and their contractors should give due consideration to the legal protected status of trees on site. It would benefit the applicant to demark any soft landscaping as per BS5837 (2012) to prevent the accidental inappropriate storage / spillage of materials, ground compaction etc within RPAs of protected trees. The applicant may wish to submit a tree protection plan and trees officers could assess its suitability.

Environmental Health - 5th February 2025

The revised plans for the site have made a limited attempt at addressing concerns previously raised by this department, and I have the following comments and recommendations:

Air Source Heat Pump

The location of the ASHP has not been marked on plans, but is indicated in a covering letter as being in the bin store in the north west corner of the site. Given the size of the property either multiple ASHPs will be required or a considerably sized unit capable of heating a large building. In either case the methodology of MCS020 is unlikely to be suitable, so this this department will require a noise assessment under BS4124:2014+A1:2019 to assess noise from this source affecting other residential property. This may be required as a pre-commencement condition, if that is helpful

Kitchen extractor

The revised plans show the kitchen extractor discharging at Upper Ground Floor level. This can in no way be considered a "high level discharge" (as claimed) on a building of this size. No details are provided of equipment to be used, or any assessment of noise or odour affecting nearby premises. Therefore I must repeat the previous recommendations from this department:

If the proposed development is approved a condition on the following lines should be attached:

"Prior to the installation of any air handling plant equipment for the premises, full details of the means of ventilation and extraction for the dispersal of smells/fumes, including noise levels subject to BS4124:2014+A1:2019, shall be submitted to and approved in writing by the Local Planning Authority. The air handling equipment used for extraction must be installed and operated in accordance with the approved details. The approved noise control scheme shall be implemented on site prior to the extraction system being brought into use and shall thereafter be maintained and operated in accordance with the approved scheme."

Outdoor Terrace

The revised application also seeks to utilise an outdoor terrace at Upper Ground Floor level, and as before this department has concerns relating to potential noise from this facility affecting residential properties around the site, so again I repeat the previous comments:

If this application is approved we request the following conditions for this area:

- o There will be no music live or amplified played in this area from 21.00 - 09.00
- o The area shall not be used after 22.00
- There shall be no external lighting either permanent or temporary in this area after 22.00

Environmental Health

16th August 2024 - In relation to application reference 24/01189/FUL for Cotswold Grange Hotel, Pittville Circus Road, Cheltenham, GL52 2QH, please can the following be added from Environmental Health:

Proposed terrace:

Environmental Health have concerns relating to the development of the proposed external terrace and will require further information, should this information not satisfy this department, we reserve the option to recommend refusal for this part of the development.

Please can the applicant provide more information as to how the terrace will be used e.g. seated dining/drinks/smoking/events/music/people etc., how the use will be managed and how will the applicant demonstrate effective control?

Furthermore, if this part of the development is to be progressed, Environmental Health will be requesting the following conditions for this area:

- There will be no music live or amplified played in this area from 21.00 - 09.00

- The area shall not be used after 22.00
- There shall be no external lighting either permanent or temporary in this area after 22.00

ASHP:

The design and access statement submitted with this application states: "Air source heat pumps (ASHP) are to be utilised for the provision of heating and domestic hot water in the proposed extension."

Whilst the department values the climate benefits of air source heat pumps (ASHP), noise emissions have to be considered. Therefore, in order to appropriately assess any future application, the Environmental Health department would require further acoustic information relating to the operation of the ASHP. This would involve the acoustic information from the closest noise sensitive receptor and not just manufacture output levels. The MCS020 assessment could be utilised to present the ASHP acoustic information, which would be reviewed and have to be approved by the department prior to any works taking place. As an advisory, the MCS assessment provides a useful starting point, but shall the department deem necessary after review, further acoustic information may also be required.

Kitchen:

We note from the application form and design and access statement that the applicant will be re-locating and designing the kitchen as part of this project. EH will require further details on the ventilation/extraction for this scheme as well as details of the noise mitigation measures.

Prior to the installation of any air handling plant equipment for the premises, full details of the means of ventilation and extraction for the dispersal of smells/fumes, including noise levels subject to BS4124:2014+A1:2019, shall be submitted to and approved in writing by the Local Planning Authority. The air handling equipment used for extraction must be installed and operated in accordance with the approved details. The approved noise control scheme shall be implemented on site prior to the extraction system being brought into use and shall thereafter be maintained and operated in accordance with the approved scheme.

Building Control - 18th July 2024

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

Gloucestershire Centre For Environmental Records - 22nd July 2024

Biodiversity report available to view in documents tab.

Architects Panel - 2nd August 2024

Design Concept:

We understand that the existing building is not listed but is identified as a 'Building of Local Importance'. It is also located within the central Conservation Area however this doesn't preclude the property being extended.

Design Detail:

A couple of the panel members were familiar with the site having reviewed it when it was presented to the GDRP in 2023.

A full planning application has now been submitted for the project and it is that application that the Cheltenham Architect Panel is reviewing.

The Design and Access Statement that accompanies the planning application sets out the site history and previous engagement with the Local Authority and the GDRP.

It is notable that since the previous engagement the mass of the proposed extension has been reduced significantly. In fact, the panel felt this has perhaps gone too far and questioned whether there was a middle ground between the two options. Possibly retaining a pitched roof form.

The panel welcomed the idea of the extension being in a contemporary style using modern materials.

Whilst we understand the desire to minimise the impact of any proposed extension on the south and west elevations we wonder if there is the potential to create a larger volume than currently proposed on the northern section of the site.

Recommendation:

The scheme is not currently supported.