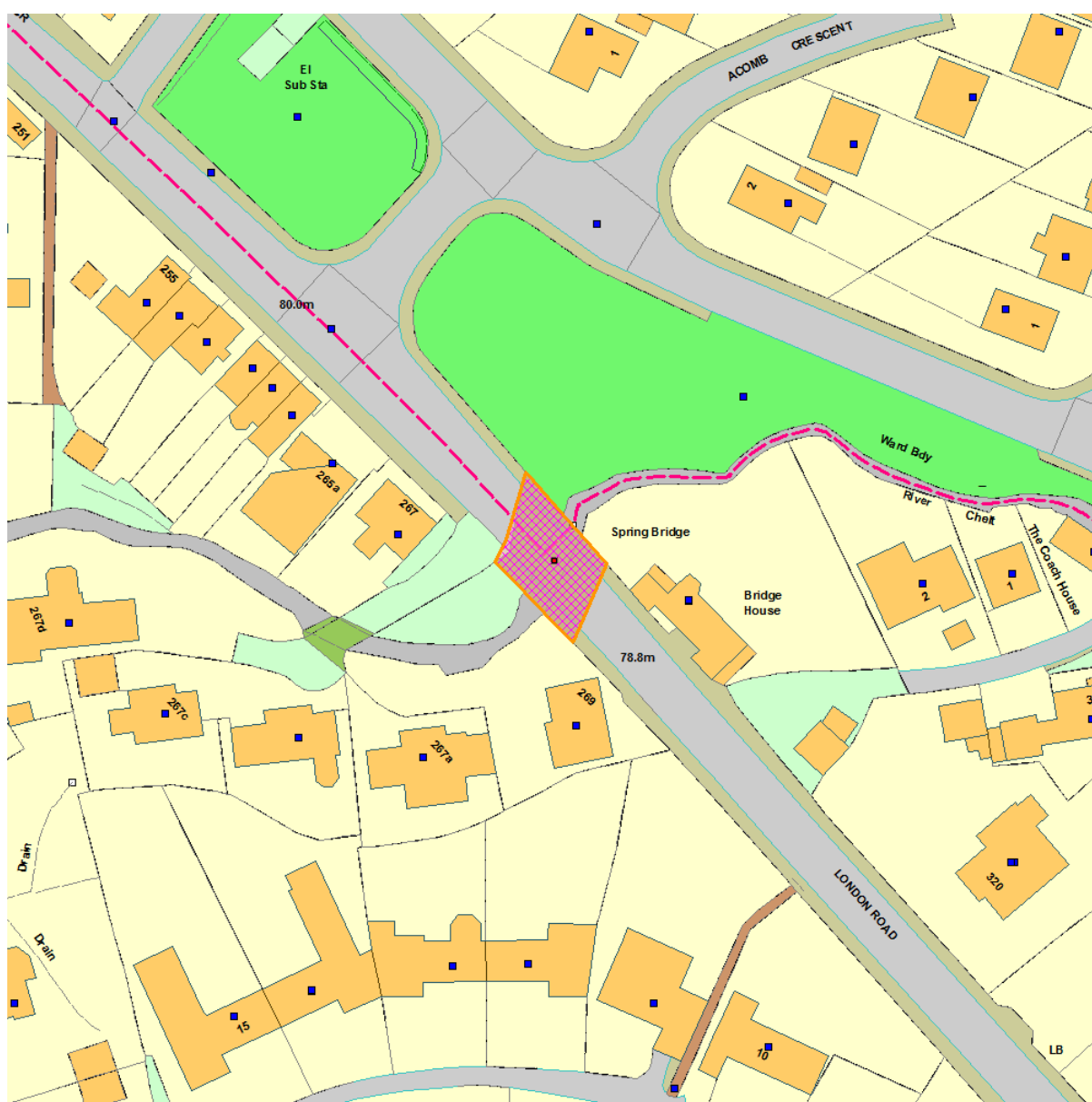


APPLICATION NO: 25/00325/LBC	OFFICER: Mr Peter Ashby
DATE REGISTERED: 17th April 2025	DATE OF EXPIRY: 4 th July 2025 (EoT)
DATE VALIDATED: 17th April 2025	DATE OF SITE VISIT:
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT:	Gloucestershire County Council
AGENT:	AtkinsRealis
LOCATION:	Spring Bridge London Road Charlton Kings
PROPOSAL:	Repair of north headwall and wing walls over a length of approximately 20m.

RECOMMENDATION: APPROVE



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Spring Bridge is a Grade II listed structure located in Charlton Kings, Cheltenham. It forms part of the A40 at the junction over the River Chelt.
- 1.2 In May 2024 the north headwall and wings of the structure collapsed over a length of approximately 20m. However, there are areas which remain in place but are unstable, so the length may increase. Following the collapse, the east/Oxford bound lane of the carriageway has been closed and the road is now managed by 2-way temporary traffic lights.
- 1.3 The applicant proposes to remove the remaining defective/unstable masonry which has been caused (in part) by water ingress and damage within the structure; therefore improvements to the drainage across the structure (internally) are also proposed to resolve issues of localised flooding to the highway at this location which are considered by the applicant to be a contributory factor to cause the structure collapsing.
- 1.4 The scope of amelioration works will address the inherent defects and reinstate the character and appearance exterior of the listed building.
- 1.5 To complete the works, a full road closure of the A40 will need to be implemented and be in place for a prolonged period whilst the reconstruction is undertaken, with a diversion route to be determined by others.
- 1.6 Changes within the interior of the structure and proposed and detailed within the application drawings. Drainage gullies on the upstream side of the bridge are prone to blockages due to debris and leaf matter resulting from the surrounding trees.
- 1.7 The proposed repairs will take into consideration the construction prior to the collapse. It is noted from the heritage records that the north/upstream face has been rebuilt and that the face was not reflective of the downstream elevation of the structure. Previous photographic images indicate remaining sections show that the structure had been faced in a less decorative material using imperial brick. As such it is proposed to rebuild this as previous and blend to the remaining sections of the existing structure on this elevation.
- 1.8 Due to its current condition, the proposed amelioration works to the bridge are now urgent.
- 1.9 The application is before Planning Committee as the application is Gloucestershire County Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Flood Zone 3
Flood Zone 3
Listed Buildings Grade 2
Principal Urban Area

Relevant Planning History:

25/00039/LBC PCO

The north headwall and wing walls have collapsed over a length of approximately 20m. There are 2 two possible proposed options that we will be carrying forward for the design, Option 1: Maintenance Style Repair, Option 2: Enhanced Maintenance style repair.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 4 Decision-making

Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies

SD8 Historic Environment

Adopted Joint Core Strategy Policies

4. CONSULTATIONS

Building Control

29th April 2025 - No comment.

Parish Council

6th May 2025 - No Objection.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	0
Total comments received	1
Number of objections	0
Number of supporting	1
General comment	0

- 5.1 A site notice was posted 1st May 2025 and a notice published in the Gloucestershire Echo on the same day.

Comments (letter from a London Road address): 13th May 2025

I support the commencement of this work but feel a long-term maintenance plan is needed to avoid the problem happening again. Gravel washed down from Sandhurst Road (visible today onsite) and gulleys left not clear of leaf mould and debris both east and west of Spring Bridge have caused blockages and flooding for years. The south side of the bridge is overgrown with vegetation.

Spring Bridge is the correct Listed name and the mention of "Hambrook Bridge" in the supporting document should be removed for historical accuracy. Hambrook Bridge was upstream on the Chelt.

6. OFFICER COMMENTS

- 6.1 Officers concur with the applicant's technical information that the structural integrity of the listed building has been undermined by water ingress within the structure and the blockage of internal drainage. It is not unreasonable to assume regular maintenance to address such problems may not have taken place in a timely manner over a long period of time.
- 6.2 The proposed scope of detailed works are engineering driven in nature. However, the character and appearance of the bridge will not be compromised by such large-scale intervention which has been forced upon the applicant due to the partial collapse. In

addition, the betterment of drainage of surface water away from the bridge should ensure the long-term sustainability of the structure in future.

- 6.3** The local area surrounding Hambrook House Bridge includes multiple heritage assets with the closest being Bridge House. As the repair of the structure is effectively an urgent necessity, the methodology and scope of repairs will ensure the completed character and appearance of the structure will be like-for-like and resemble the external condition prior to the collapse. There is no intention of altering the downstream headwall/parapets and works and minimal works will only take place to repair the structure where it has collapsed.

Public Sector Equality Duty (PSED)

- 6.4** 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.

- 6.5** 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, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The applicant has considered the proposals over a long period of time to ensure the most appropriate amelioration works are undertaken without adversely affecting the character and appearance structure; accordingly, the proposal complies with Policy SD8 of the Joint Core Strategy.
- 7.2** In view of the above it is recommended listed building consent be granted, subject to the following conditions.

8. CONDITIONS

- 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.

- 4 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).

Approved plans

Drawing B170 DR C 001.2 PO2 (General arrangement) 16th June 2025

Drawing B170 DR C 002.2 PO2 (Investigation stats. location) 16th June 2025

Drawing B170 DB C 004.2 PO2 (Existing elevation and cross section) 16th June 2025

Drawing B170 DB C 005.2 PO2 (Proposed elevations and cross section) 16th June 2025

Drawing B170 DB C 006.2 PO2 (Proposed cross sections) 16th June 2025

Drawing B170 DB C 007 2 PO2 ((Existing cross sections) 16th June 2025

Drawing B170 DB C 003.2 PO2 (Stats. location cross sections) 16th June 2025