

APPLICATION NO: 25/00637/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 17th April 2025		DATE OF EXPIRY: 17th July 2025 (extension of time agreed until 22nd August 2025)
DATE VALIDATED: 17th April 2025		DATE OF SITE VISIT:
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Cape Homes (Hamilton Street) Ltd	
AGENT:	BHB Cheltenham Ltd	
LOCATION:	11 Hamilton Street Charlton Kings Cheltenham	
PROPOSAL:	Change of use, refurbishment and alteration of the existing building (Class E) to create 12no. apartments (Class C3).	

UPDATE TO OFFICER REPORT

- 1.1 Since publication of the agenda, a Site Waste Management Plan and revised Site Waste Management and Minimalization Statement, have been submitted and agreed to avoid the need for a pre-commencement condition in this regard.

- 1.2 Condition 5 in the main officer report has therefore been amended to read as follows:

The development shall be carried out in accordance with the submitted Site Waste Management Plan (Cape Homes Ltd, dated 15th August 2025) and revised Site Waste Management and Minimalization Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures, having regard to adopted having regard to adopted policy WCS2 of the Gloucestershire Waste Core Strategy (2012).

- 1.3 In addition, condition 11 in relation to air source heat pumps (ASHPs) has been omitted as the applicant has confirmed that it is not possible to install ASHPs within the confines of the site. A high efficiency electric heating system is proposed.
- 1.4 There are no other updates, and officers continue to recommend that planning permission is granted, subject to the updated schedule of conditions below and an s106 agreement in relation to the mitigation of recreational impacts on the Cotswold Beechwoods SAC.
- 1.5 The applicant has agreed to the terms of the remaining pre-commencement condition (condition 4).

2. UPDATED SCHEDULE OF CONDITIONS

- 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 The development shall be carried out in strict accordance with the submitted Construction Phase & Environmental Management Plan (Revision 1, dated 7th August 2024) for the duration of the development process, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policies SD14 and INF1 of the Joint Core Strategy (2017).

- 4 Prior to the commencement of development, a report investigating and assessing the condition of the land in respect of contamination from previous uses shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall determine the extent of any possible contamination and the extent of any remedial work which may need to be undertaken to ensure the safety of future occupiers. Should any mitigation measures be required, the development shall be carried out in strict accordance with the recommended measures.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, having regard to adopted policy SD14 of the Joint Core Strategy (2017). Approval is required upfront to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 5 The development shall be carried out in accordance with the submitted Site Waste Management Plan (Cape Homes Ltd, dated 15th August 2025) and revised Site Waste Management and Minimalization Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures, having regard to adopted having regard to adopted policy WCS2 of the Gloucestershire Waste Core Strategy (2012).

- 6 Notwithstanding the approved plans, 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).

- 6 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority:
- a) Windows;
 - b) Roof lights;
 - c) External doors;
 - d) Rainwater goods;
 - e) Louvred vent panels; and
 - f) Privacy screen.

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).

- 7 All doors and windows in the front elevation of the building shall open inwards and not over the highway, and shall be maintained as such thereafter.

Reason: To ensure that the doors and windows when open do not encroach over the highway in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 8 Prior to first occupation of the development, secure and covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use in accordance with the approved details at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard adopted policy INF1 of the Joint Core Strategy (2017).

- 9 Prior to first occupation of the development, refuse and recycling storage facilities shall be provided in accordance with the approved plans, and provide adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The refuse and recycling storage facilities shall thereafter be retained available for such use in accordance with the approved details at all times.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures, having regard to adopted policy WCS2 of the Gloucestershire Waste Core Strategy (2012).

- 10 Prior to first occupation of the development, bat and bird boxes shall be installed in accordance with the approved plans, and thereafter retained.

Reason: To ensure the development delivers ecological enhancements on site, having regard to adopted policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.