

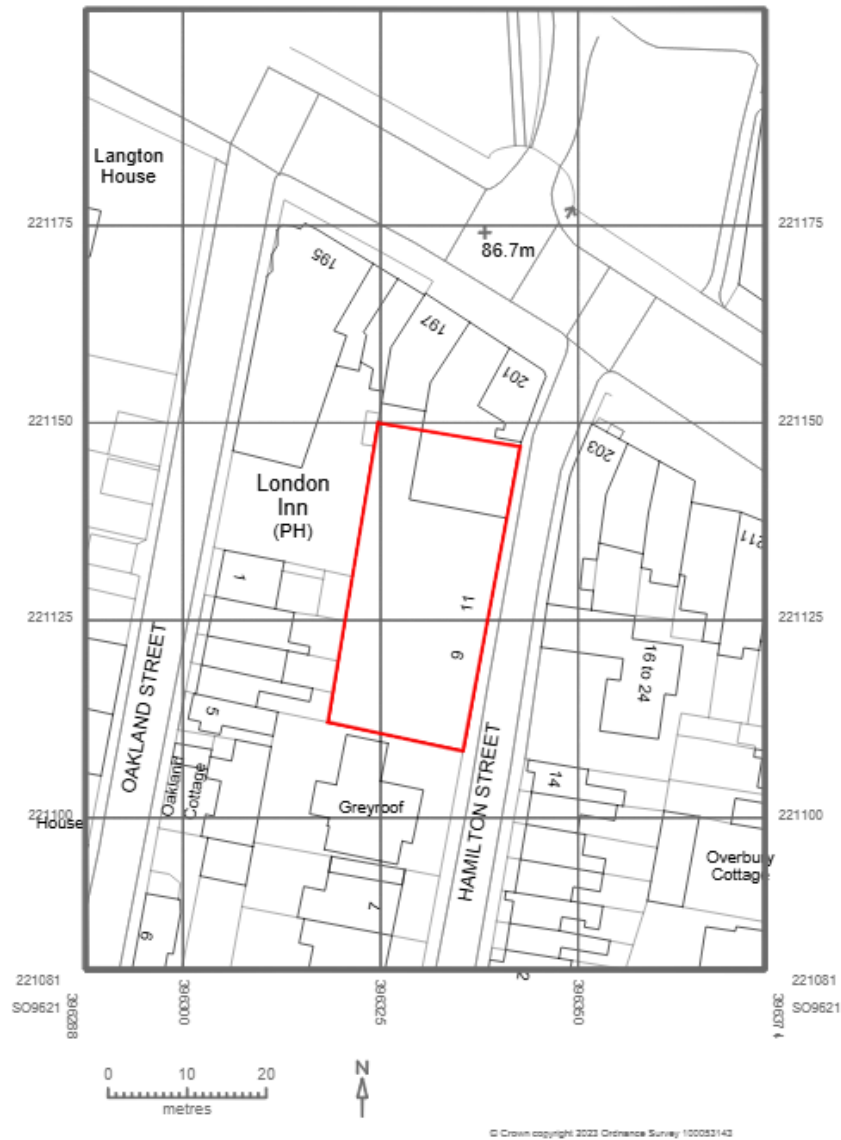
11 Hamilton Street

25/00637/FUL

Change of use, refurbishment and alteration of the existing building (Class E) to create 12no. apartments (Class C3)

Officer recommendation: Permit subject to conditions and s106 agreement

Site location plan



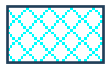
Google earth image



Site photos



Cudnall Street conservation area



Conservation area

Grade II listed London Inn



A) Google Street View of rear of building from Oakland Street



B) Google Street View looking at southern end of building

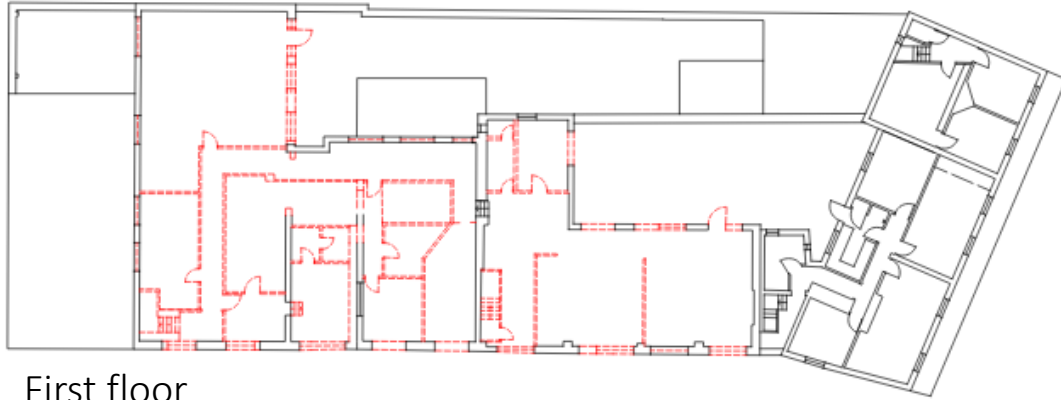


C) Google Street View looking north up Hamilton Street from Cudnall Street

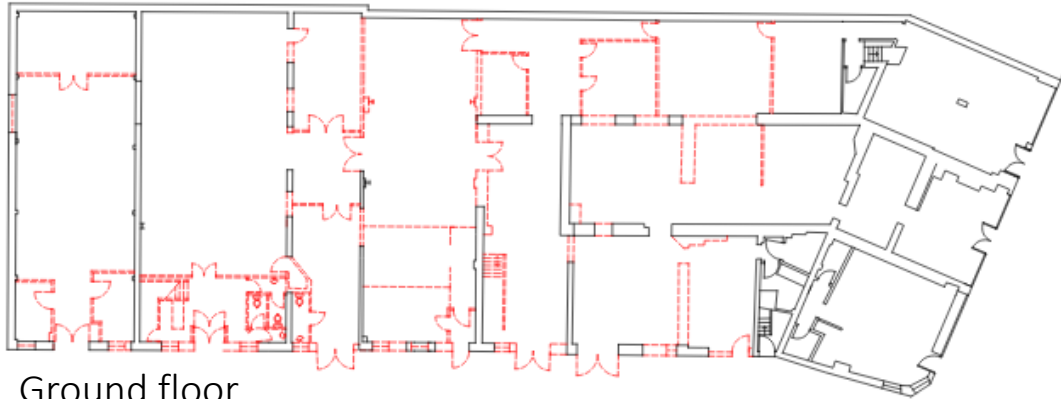
Proposed site / roof plan



Existing floor plans / Demolition plan



First floor



Ground floor

Proposed floor plans

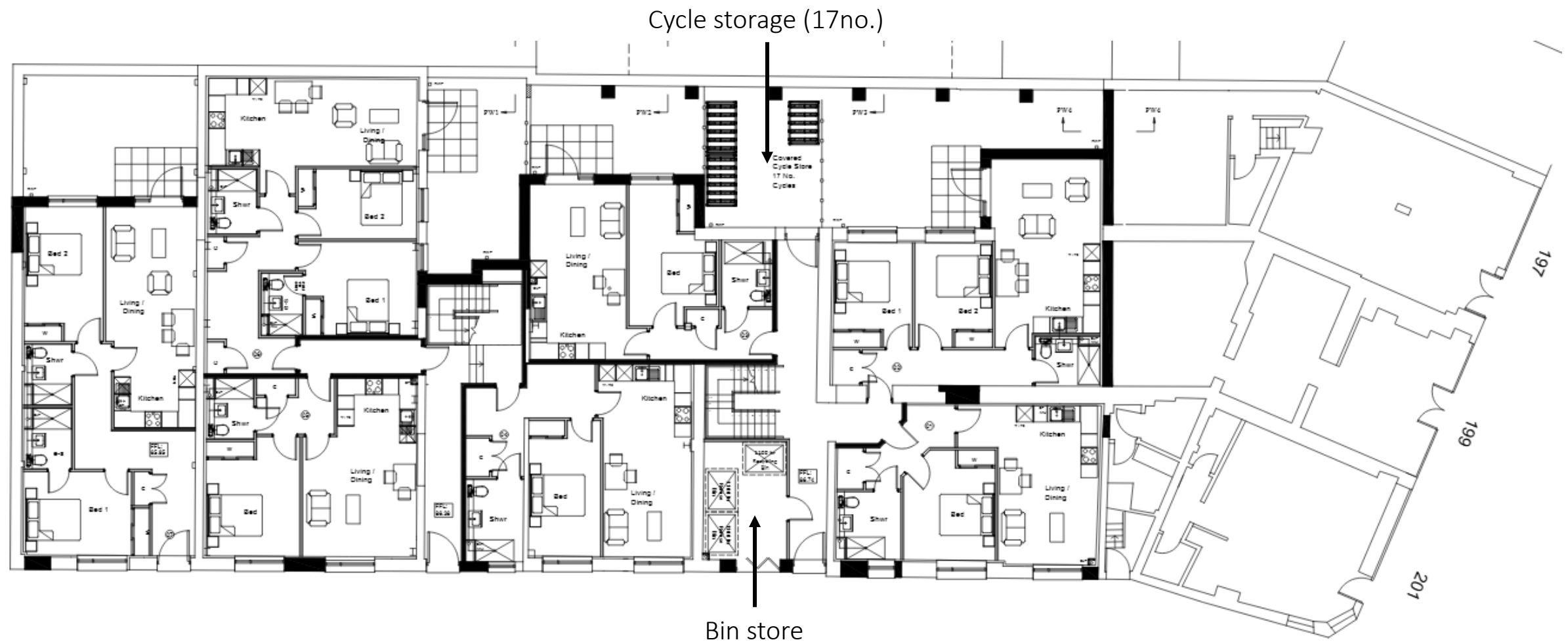


First floor



Ground floor

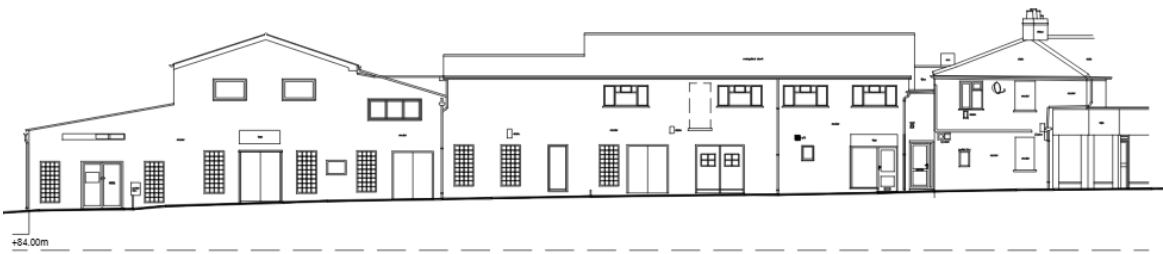
Proposed ground floor plan



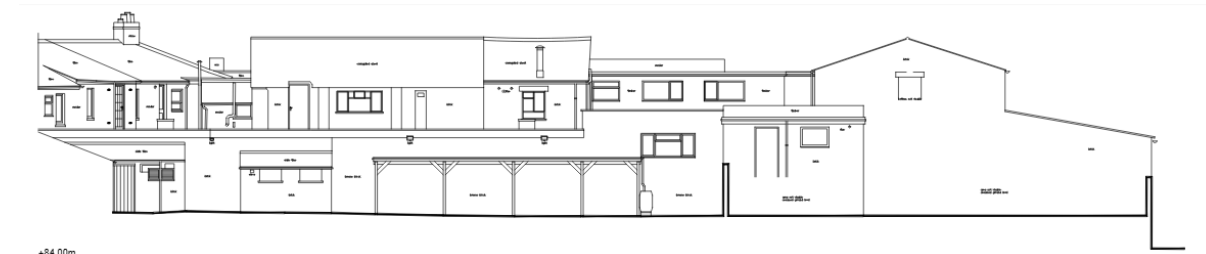
Proposed first floor plan



Existing elevations



East (front)



West (rear)



South

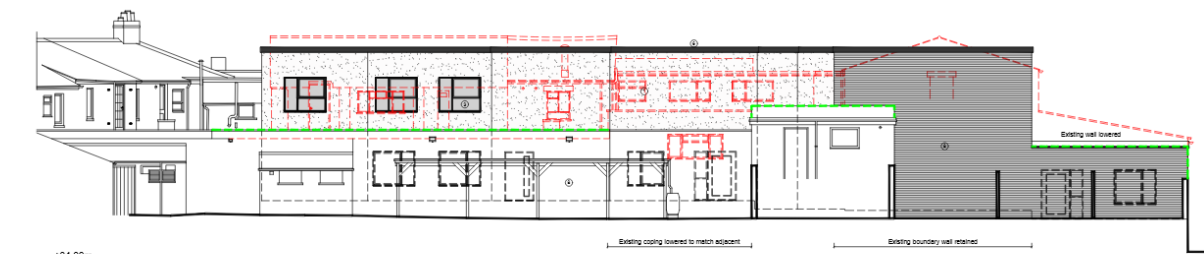


North (internal)

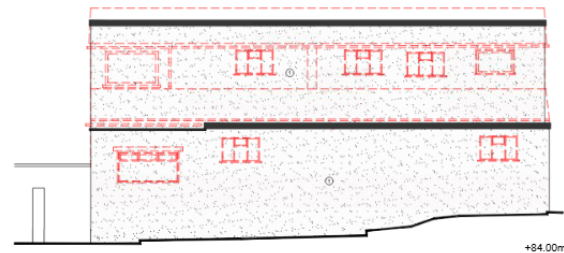
Proposed elevations



East (front)



West (rear)



South

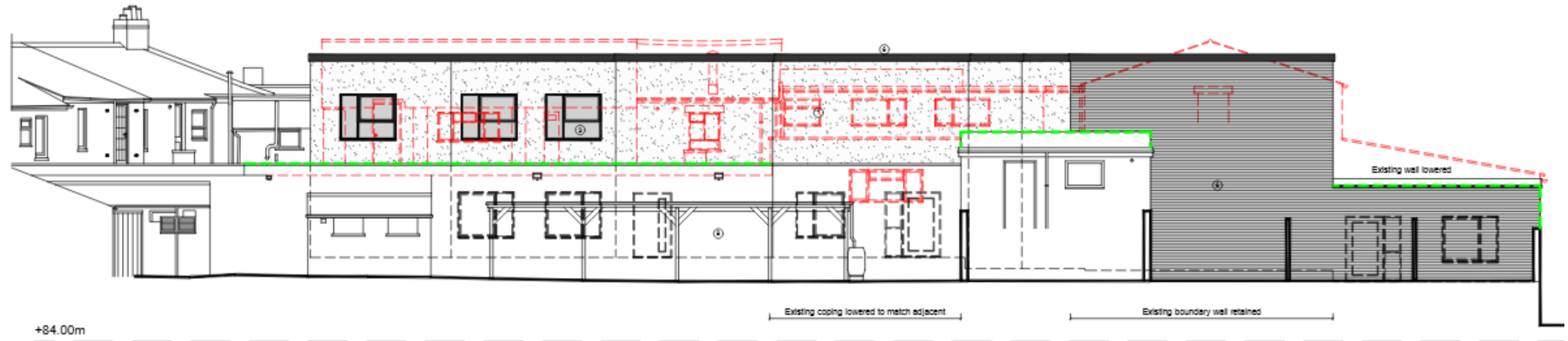


North (internal)

Proposed front and rear elevations



East (front)



West (rear)

--- Denotes height existing parapet retained, new coping over

Key considerations

- Principle of change of use to residential
- Design, layout and impact on the historic environment
- Sustainability and climate change
- Access, parking and highway safety
- Flooding and drainage
- Affordable housing and vacant building credit
- Neighbouring amenity
- Ecology and biodiversity net gain
- Recreational impacts on the Cotswold Beechwoods SAC

Summary of recommendation

- In Cheltenham, the housing policies are out-of-date as the Council is unable to demonstrate a five-year supply of deliverable housing sites, the latest published figure being just 2.52 years. The re-development of the site will result in the welcome provision of an additional 12no. residential units and make a valuable contribution to the borough's much needed housing stock; a matter that carries significant weight in the determination of this application given the significant shortfall in housing land supply within the borough. The 'tilted balance' in favour of granting permission is therefore engaged.
- The application is acceptable in terms of design, and its impact on the historic environment, and will result in a significant enhancement to the street scene and wider area.
- Following discussions with the applicant and revisions to the scheme, County Highways raise no highway objection.
- The Lead Local Flood Authority also raise no objection.
- Whilst the statutory biodiversity (net) gain condition is not applicable in this case, ecological enhancements (bird/bat boxes and limited soft landscaping) are proposed on site.
- Suitable mitigation towards recreational impacts of the Cotswold Beechwoods SAC has been secured.
- No unacceptable harm to the amenity of existing adjacent land users, or future occupiers of the development will be caused.
- The concerns raised by local residents and the parish council have been duly noted, but taking into account all of the economic, social, and environmental aspects of the application, and paragraph 11d) of the NPPF, officers are satisfied that the proposed development is one that should be supported, subject to conditions and a s106 legal agreement.

Suggested conditions

- Time limit – 3 years
- Approved plans
- Adherence to construction management plan
- Assessment of any possible land contamination
- Adherence to site waste management plan
- Samples of external facing/roofing materials
- Submission of design details
- Inward opening doors and windows – front elevation
- Provision of cycle storage
- Provision of refuse and recycling storage
- Installation of bat and bird boxes