

APPLICATION NO: 25/01281/CONDIT		OFFICER: Mrs Lucy White
DATE REGISTERED: 12th August 2025		DATE OF EXPIRY : 7th October 2025
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr And Mrs Bunner	
LOCATION:	Glenfall House Mill Lane Charlton Kings	
PROPOSAL:	Variation of condition 9 of listed building consent 23/01424/LBC - approval sought for the removal of the holiday accommodation use restriction, enabling the outbuildings to be used as independent, self-contained dwellings	

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

Tayler and Fletcher
London House
Bourton-on-the-Water
GL54 2AP

Comments: 3rd September 2025

I write this letter on behalf on ***** of Oakfield House, Mill Lane, Charlton Kings, Cheltenham, Gloucestershire GL54 4EP in relation to the application 25/01260/CONDIT.

The main point of the application is to remove condition 9 which would subsequently cause a variation of the other conditions. Condition 9 of planning permission 23/01424/FUL states

The 5no. units of holiday accommodation hereby permitted shall be used for holiday accommodation only and shall be used for no other purpose (including any other purpose within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that order with or without modification). The 5no. units of holiday accommodation shall not be occupied by any individual, family or group for more than 4 weeks within any 12 month period.

Reason: The use of the buildings as independent, permanent dwellings would need further consideration having regard to the location of the site and to the adopted policies and provisions of the Cheltenham Local Plan (2020) and the Cheltenham, Tewkesbury and Gloucester Joint Core Strategy (2017).

This is a fundamental request.

In order to look at the current planning permission that is being requested it is important to understand the planning history. The planning history for Glenfall House reflects a series of developments, conversions, and use alterations over several decades:

The planning portal shows the early modifications (1978-1986) and initial applications included the refused outline planning for a detached house, the permitted development for a cattle building, and various permitted alterations like demolishing chimneys and converting outbuildings for staff and guest accommodation, as well as establishing a retreat house.

In the 1990s (1991-1998) the property underwent extensive changes, including converting outbuildings, building extensions, installing fire safety measures, and further adaptations for retreat purposes, along with some permitted demolition and internal alterations.

By the 2000s to early 2010s further applications involved minor extensions, internal alterations, and the construction of additional facilities supporting its use as a retreat and accommodation site. Certain applications sought to change the use from hotel/retreat to a single dwelling, but some were withdrawn.

Between 2010 and 2020 the property saw applications for detailed works on the listed buildings, including alterations to the main house for event use, conversions of coach houses to residential units, and significant development proposals involving demolitions and new outbuildings for holiday accommodation.

The most recent application under 23/01424/FUL permitted changes to convert the main building from a hotel or event venue to a single dwelling, with associated demolition and construction of new outbuildings. The specific areas can be broken down into 3 main areas:

1. Part change of use of the principal listed building of Glenfall House from a hotel/event venue to single dwelling (C3), including removal of extensions/alterations to the principal building."
2. Demolition of the coach house, stables and 20th century buildings and extensions and replacement with a new extension and outbuildings consisting of a leisure building with swimming pool, garage/store, greenhouse and 5no. dwellings to be occupied as holiday accommodation.
3. The associated internal alterations to listed building and alterations to historic landscaped grounds and kitchen garden.

Thus the overall site has transitioned from a historic estate with various agricultural and retreat uses to more recent proposals focused on residential conversion, holiday accommodation, and mixed-use developments.

Planning permission 23/01424/FUL was granted subject to conditions. Some of these are standard but all conditions have reasons for their imposition.

The current application under 25/01260/CONDIT looks for the "Removal of condition 9 and the variation of conditions 5, 6, 8, 10, 12, 17, 20, 26 and 28 of planning permission 23/01424/FUL - approval sought for the removal of the holiday accommodation use restriction, enabling the outbuildings to be used as independent, self-contained dwellings"

This is in effect looking to construct five dwellings within the Cotswold National Landscape Area, in a rural location outside any settlement which is against Policy SD7:

The Cotswolds Area of Outstanding Natural Beauty (AONB), which states "All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan". In our opinion this application looks to turn this historic house and parkland into a small settlement or hamlet, and thus is in our opinion is regarding the status of the AONB (now Cotswold National Landscape Area) and will have a detrimental impact on its setting and the historic hierarchy between the main house and its environs.

The 23/01424/FUL application sought to restore the main house and its garden setting and the application relied heavily on this connection, but the changing of the condition 9

to residential from holiday accommodation, will significantly impact the use of the site, which in our opinion should not be approved, because of the significant implications of the lifting of this condition.

Policy SD8 in regard to the Historic Environment dictates that " Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place." In our opinion allowing the lifting of condition 9 in effect allows 5 independent dwellings to be created which can be subdivided and sold. It is our opinion that if the condition to allow residential dwellings is allowed that the new residential dwellings are somehow linked as "ancillary to Glenfall house" and cannot be independent to maintain the overall heritage status that prevails, as this would keep the integrity of the historic nature of the property.

The principal of allowing A Country House and ancillary is noted, but by allowing the use from holiday lets it in our opinion allows a subdivision of the plot in the near future as each property could be sold either leasehold or freehold. This would have a negative impact on the integration of the site with multiple owners having alternative agendas. The prior application allowed the development for the sustainability and long term survival of the property but granting the residential element allows independent dwellings and the division. We therefore suggest that there is a tie between the Main house and the accommodation to prevent any further subdivision. From a financial perspective the income generated from holiday lets, which would appear to be a driver for the properties, would far exceed any income that maybe generated from an assured shorthold tenancy type of arrangement from a residential let. Thus, the proposition to would be less financially viable.

Turning to the variations in the conditions, whilst the application seeks to change the wording from "each unit of holiday accommodation " to " all 5no dwellings within the new extensions and outbuildings" within the application or "for all new dwellings" the conditions were created for a reason. Looking at the variation of some of amendments to each condition we highlight how we think that the simple change affects us as neighbours. (If it were approved, we would not object to the proposed wording in Appendix C presented by SFP in the application as it would mean the conditions would still be required).

The conditions are:

Condition 6

Prior to first occupation of the 5no. units of holiday accommodation hereby approved, secure covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use and in accordance with the approved plans.

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)

This will reduce vehicular traffic flow along the narrow access to the property, and one which we share and have full rights of access over.

Condition 10

The garage and store outbuilding hereby approved shall at all times be used for purposes ancillary to the residential use of the dwelling known as Glenfall House and/or for purposes ancillary to the use of the 5no. units of holiday accommodation hereby approved.

Reason: Use of the development as independent residential accommodation or alternative uses would require further consideration having regard to the location of the site and to the provisions of the Cheltenham Plan (2020) and the Joint Core Strategy (2017).

In our opinion this condition must be kept to avoid the division and ensure any change is linked to Glenfall house and not allow any independent dwellings.

Condition 12

Prior to the implementation of any hard surfaces within the site, including driveways, parking and turning areas, footways and patios, details shall be submitted to and approved in writing by the local planning authority. All new hard surfacing areas shall be permeable or drain to a permeable area and shall be carried out in accordance with the approved details and prior to first occupation of the units of holiday accommodation.

Reason: In the interests of the special architectural and historic qualities of the listed building and character of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policies SD4, SD7 and 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.

This is important to ensure that any drainage that is created for the development does not affect the neighbouring property of Oakfield Farm.

Condition 17

Prior to first occupation/use of the units of holiday accommodation, swimming pool building and garage/store outbuilding hereby approved, a bat sensitive lighting plan to show lux levels and locations of bat roosting features and a copy of the EPS mitigation licence for bats shall be submitted to and approved in writing by the local planning authority. The bat sensitive lighting scheme shall be carried out and maintained in accordance with the approved details. Bat mitigation and enhancement measures shall also be carried out and implemented as outlined in the (All Ecology) 'Dusk Emergence Surveys for Bats' report, dated 18th August 2023.

Reason: To safeguard important ecological species, having regard to adopted policy SD9 of the Joint Core Strategy (2017) and paragraph 180 of the NPPF (2023).

This is an important condition given the local bat population we are aware of, especially in the rear neighbouring hedge between Glenfall House & Oakfield Farm.

Condition 20

Prior to first occupation/use of the units of holiday accommodation, swimming pool building and garage/store outbuilding hereby approved, a site wide external lighting scheme, including the replacement of existing non-directional floodlights, shall be submitted to and approved in writing by the local planning authority. The scheme shall comply with the requirements of Guidance Note 01/21 on the Reduction of Obtrusive Light, published by the Institution of Lighting Professionals (ILP) (Appendix 2 of the Cotswold Conservation Board's Dark Skies and Artificial Light Position Statement). All external lighting shall be installed and operated in accordance with the approved details.

Reason: In the interest of the conservation and enhancement of the landscape and scenic beauty of the Cotswolds National Landscape, having regard to Policy SD7 of the Joint Core Strategy (2017) and policy CE5 of the Cotswolds AONB Management Plan 2025-2030.

Again this important to use as neighbours as we have enjoyed the dark skies. Please could it be ensured that no directional lighting occurs to the north east towards Oakfield Farm.

Condition 26

Prior to the commencement of any above ground works associated with the construction of the 5no. units of holiday accommodation hereby approved, a noise assessment and sound insulation scheme shall be submitted to and approved in writing by the local planning authority. The sound insulation scheme shall incorporate measures to protect the habitable rooms of the holiday accommodation units from noise generated by the adjacent farm and stable block (e.g. noise from animals/workers, the weaning of cattle and farm machinery). The noise assessment shall be carried out by a suitably qualified

acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings". Any acoustic attenuation scheme proposed shall achieve at least the 'reasonable' design range for living rooms and bedrooms set out within the British Standard referenced. The development shall be carried out in accordance with the approved details. The approved scheme for each unit of holiday accommodation shall be implemented prior to the occupation of that unit and shall be maintained as such thereafter.

Reason: To safeguard the amenity of future occupiers of the residential holiday accommodation hereby approved, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017). Again this is an important condition to maintain. We have had our cattle in our sheds at Oakfield Farm for over 30years and mitigation measures should be imposed on the development to avoid any future objections to our continued use of farming and the beef rearing in the neighbouring property, but more importantly that any noise generated by the dwellings does not scarce the cattle that neighbour the property.

Condition 28

All leisure facilities hereby approved (swimming pool, gym and tennis court) shall be for the use of the residents of Glenfall House and guests of the 5no. units of holiday accommodation hereby approved and shall not at any time be made available for public use or external hire. There shall be no amplified music played within the leisure facilities between the hours of 22:00 and 09:00 Monday to Sunday.

Reason: To safeguard the amenities of adjacent land users, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the
Again this needs to be maintained for the above reasons and to protect our livelihood and cattle from disturbance.

In conclusion the removal of Condition 9 looks to convert what is a single dwelling with ancillary accommodation and holiday accommodation to a number of independent dwellings. If the permission were refused then Glenfall House would most likely be administered under one ownership. If allowed then we believe that the Property would become a more disparate affair, which will eventually lead to multiple ownership and the division of the property thus affecting the heritage asset of Glenfall House. Whilst we do not agree that permission should be allowed for the removal as we believe it is against local policy for development in the open countryside and the Cotswold National Landscape, should it be permitted we suggest a restriction be applied that keeps it as ancillary to the main house and that they cannot be independently sold. This would at least help for the financial upkeep of Glenfall house and avoid the division of what is a heritage assets that in in keeping with it's listed status and that of the environs around it.

Yours sincerely

***** MSc FBIAC FRICS FAAV

Rural Partner
