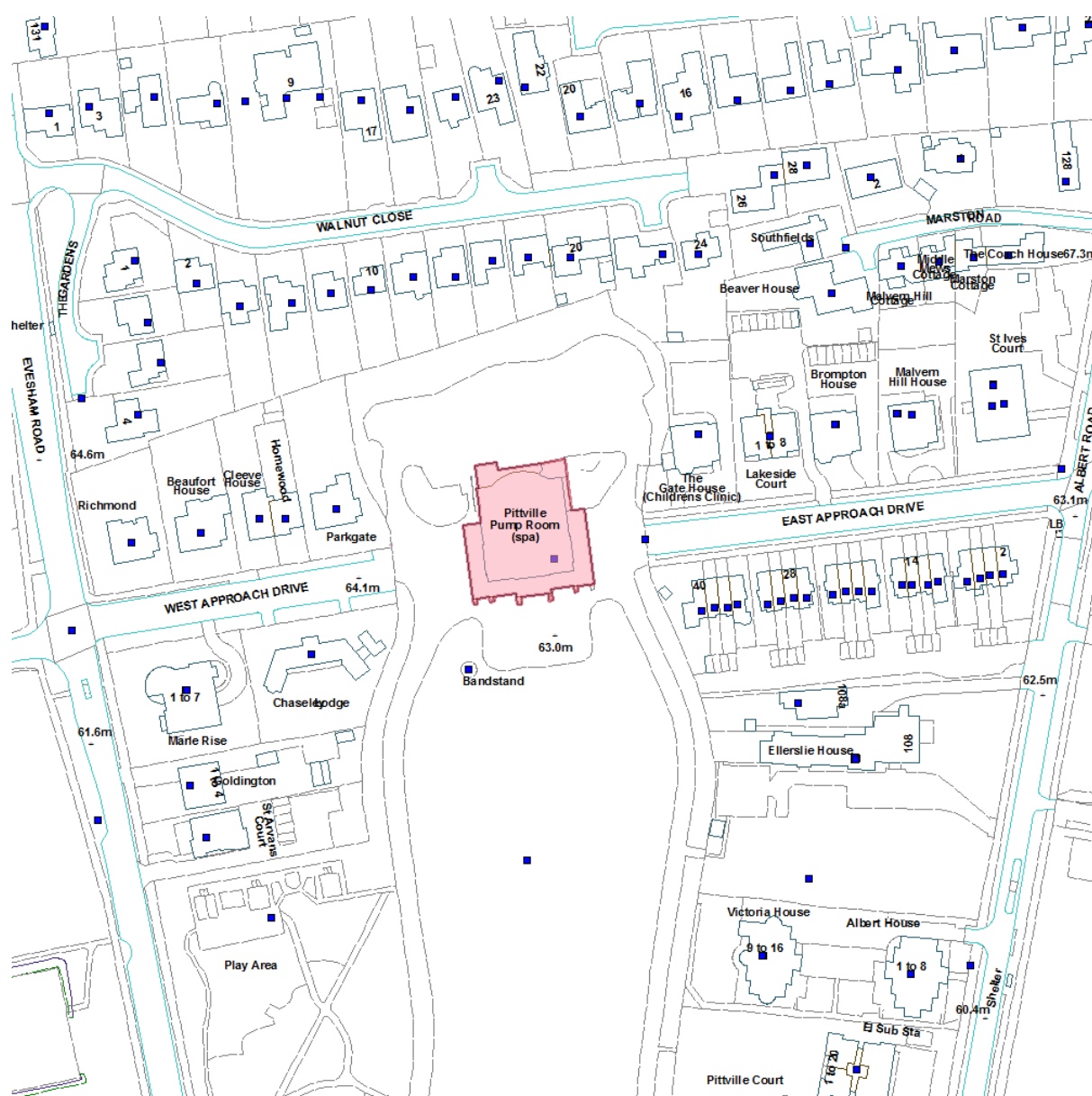


APPLICATION NO: 25/01795/LBC	OFFICER: Mr Peter Ashby
DATE REGISTERED: 7th November 2025	DATE OF EXPIRY: 2nd January 2026
DATE VALIDATED: 7th November 2025	DATE OF SITE VISIT:
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	Reuse and install removed floorboards in several rooms at Pittville Pump Room.

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Pittville Pump room was constructed in 1825-30 by the architect John F Forbes. The Grade I listed building is built in the Greek revival style. It is located in a prominent and elevated position within Pittville Park (Grade II Registered Park and Garden) and within Pittville Conservation Area.
- 1.2 The application involves the reuse of the pine floor boards, likely to be 19th or early 20th century, which will be carefully lifted as part of the floor strengthening works to the main hall apse (under approved application 25/00954/LBC). After careful removal, where, where the pine boards are in reusable condition, they will be installed in various rooms within the Pump Room where there are modern finishes such as carpet and sheet vinyl. These floor finishes do not contribute to the overall significance of the building as they are modern and predominantly in a poor condition.
- 1.3 Although the pine floors' current contribution to the overall significance of the Pump Room is relatively low, the reuse of the pine will enhance the character and appearance of the interior rooms effected.
- 1.4 The building is currently operated by the Cheltenham Trust and is used as a venue weddings and events.
- 1.5 It is noted by Historic England on the application 25/00954/LBC (that the proposed removal of the existing floor deck in the main hall and apse to allow for floor strengthening) that "we can confirm that it is very unlikely that the retained floor under the existing (modern) floor boards is original and judging from the underside appearance and board widths is likely to be late 19th or 20th century". By implication, no original historic fabric will be lost.
- 1.6 Once the pine floor boards are removed they will be stored, sanded and prepared for reuse. It is difficult to quantify the amount of pine that will be removed in a reusable condition as they are currently directly under the circa 1990s floor boards. The scope of this application is therefore broad, identifying several rooms which have several modern floor finishes. Areas in very poor condition such as the west staff entrance and staircase, and areas used for events (such as dressing rooms) will be prioritised.
- 1.7 It is proposed that the pine floorboards will be reused and installed in the following rooms:

Ground floor - 1) Staff entrance, foyer and storeroom. 2) Rear storeroom

First mezzanine level – 3) Storeroom and west staircase 4) East staircase

Second mezzanine level – 5) west staircase and dressing rooms 6) east staircase and storeroom.

Upper floor level – 7) west foyer to lift, store room, staircase 8) east foyer and staircase 9) Oval room 10) west room 11) east room 12) balcony

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 1
Principal Urban Area

Relevant Planning History:**24/01008/PREAPP 2nd October 2024 CLO**

Future of the Orangery at the Pump Room expiring on 1st November 2024 - Siting of catering van for cafe use and retention of existing storage and toilet facilities in car park. An extension of time on the temporary consent is required.

03/00867/LBC 1st October 2003 GRANT

Installation of lightning conductor system to BS 6515:1999

03/01162/LBC 21st October 2003 WDN

Refurbishment to box office in foyer. Internal work

03/01163/LBC 21st October 2003 WDN

Installation of modern catering kitchen, re-plastering throughout (no alteration to vent or water routing/waste)

04/00117/LBC 6th April 2004 GRANT

Installation of modern catering kitchen, repairs to plaster. New extract vent at roof level no alteration to water routing/waste

04/00118/LBC 6th April 2004 GRANT

Refurbishment to box office in foyer (all internal work)

25/00380/FUL 22nd August 2025 PER

Temporary change of use of land for the siting of a trailer/vehicle as a servery and retention of ancillary mobile toilets and store, plus over-cladding of toilets and store.

25/00954/LBC 13th October 2025 GRANT

Removal of existing deck to the main floor, installation of a new floor deck.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 4 Decision-making

Section 16 Conserving and enhancing the historic environment

Adopted Joint Core Strategy Policies

SD8 Historic Environment

4. CONSULTATIONS

Building Control

2nd December 2025 - No comment.

5. PUBLICITY AND REPRESENTATIONS

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

5.1 A site notice was posted on 27th November and an advertised was published in the Gloucestershire Echo on the same day.

5.2 No comments were received.

6. OFFICER COMMENTS

6.1 The proposal is a sustainable approach to retain/recycle the existing floor boards within the building and will ensure an improvement to the quality and appearance to several rooms to the Pump Room.

6.2 The proposal will offer a more sustainable option than recycling the pine flooring. Furthermore, the material will be retained inside the Pump Room and will represent a betterment of the existing modern floor finishes that detract to the significance of the building.

6.3 The special character and appearance of interior of the rooms included within this application will be enhanced by the floor boards and removal of the existing inappropriate floor finishes.

7. CONCLUSION AND RECOMMENDATION

7.1 Subject to the discharge of conditions, it is recommended listed building is granted.

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 Prior to the commencement of works, a cross-sectional detail (scale 1:5) showing how the change in floor levels will be accommodated under doors openings) shall be submitted to and approved by the Local Planning Authority

Reasons: For the avoidance of doubt and in the interests of proper planning.