

## **Committee Report**

<b>APPLICATION NO:</b> 25/01636/LBC	<b>OFFICER:</b> Ms Victoria Hodgson
<b>DATE REGISTERED:</b> 27th January 2026	<b>DATE OF EXPIRY:</b> 24th March 2026
<b>DATE VALIDATED:</b> 27th January 2026	<b>DATE OF SITE VISIT:</b> 19 <sup>th</sup> February 2026
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b>	Gloucestershire County Council
<b>AGENT:</b>	Agent
<b>LOCATION:</b>	Gloucestershire County Council Cheltenham Library Clarence Street
<b>PROPOSAL:</b>	Application for Listed Building Consent for the partial replacement of 11no. first storey windows to the rear (north-east) elevation, facing Chester Walk, of Cheltenham Library, a Grade II listed building within the 'Old Town' central conservation area. Works to the top window unit, of the 11no spanning ground to first storey, involve retaining the existing timber sub-frames and replacing deteriorated aluminium window units with new aluminium inserts to match the existing style and colour.

**RECOMMENDATION:** Grant



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Cheltenham Library occupies part of a substantial Grade II listed Renaissance-style building dating from 1888–89, constructed of ashlar over brick with a tile roof and designed by W.H. Knight and Chatters. The building was originally purpose-built as a free library and School of Art and Science. It is now shared by the library and The Wilson Art Gallery and Museum.
- 1.2 The building occupies a prominent corner position and forms part of a distinguished group of Victorian buildings, including the Church of St Matthew, Electricity House, and Shaftesbury Hall.
- 1.3 Listed Building Consent is sought for the replacement of eleven windows on the northeast elevation. These openings were originally ground floor windows. Only the smaller upper windows are proposed for replacement.
- 1.4 The existing windows comprise aluminium frames set within timber sub frames. The proposal involves removing the aluminium inserts and installing new aluminium frames and glazing in their place. The timber sub frames would remain and be repainted in RAL 1015 Matt (Light Ivory) to match the larger windows beneath.
- 1.5 Window WE 08 differs from the others, having previously been replaced with a deeper aluminium insert that projects further into the interior. The proposed works for this window include repairs to the timber below the cill and the installation of a white uPVC trim to the internal face.
- 1.6 The application for planning permission was determined by Gloucestershire County Council on the 18<sup>th</sup> February 2026 (25/0069/CHREG3).

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m  
Business Improvement District  
Conservation Area  
Central Conservation Area  
Core Commercial Area  
Listed Buildings Grade 2  
Principal Urban Area  
Residents Associations  
Smoke Control Order

### Relevant Planning History:

**00/00296/LBC 18th July 2000 NOOBJ**

Refurbishment works to main entrance and internal alterations to foyer area.

**01/00863/LBC 12th September 2001 GRANT**

Second floor toilet refurbishment

**02/00742/LBC 11th September 2002 GRANT**

Internal alterations consisting of various upgraded fire precaution works to the basement, common staircase, lending library and offices and installation of mobile racking to basement

**02/00919/FUL 18th December 2002 REF**

New extension on basement, ground, first and second floors and remodelling of existing (1989) building on ground, first, second and third floors and alterations to listed (1889) building and plant at roof level

**02/00920/LBC 18th December 2002 REF**

Demolition of 51 Clarence Street and alterations to existing (1887) library/museum including: alterations to roof top plant areas, refurbishment and remodelling of second floor galleries, removal of stair and new internal opening

**02/00921/CAC 18th December 2002 REF**

Demolition of all unlisted structures, walls and substructures within the site bounded by 53 and 55 Clarence Street and 3-5 Chester Walk

**85/01056/LS 21st November 1985 PER**

Art Gallery Cheltenham Gloucestershire - Erection Of Display Cases

**86/01214/LA 18th December 1986 PER**

The Art Gallery And Museum Clarence Street Cheltenham Gloucestershire - Demolition Of Part Of The Building And Extension To Building,  
Erection Of 4-Storey Extension To The Museum Providing New Entry, Galleries And Offices (Phase 1)

**86/01215/LA 18th December 1986 PER**

The Art Gallery And Museum Clarence Street Cheltenham Gloucestershire - Demolition Of Part Of Building And Extension To Building And  
Erection Of A 4-Storey Building To The Museum To Provide New Entry Galleries And Offices (Phase 2)

**89/00960/LA 24th August 1989 PER**

Erection Of Signs To Front And Rear Of New Extension

**90/00047/LA 22nd February 1990 PER**

Alterations To Form New Shop And Installation Of An Additional Handrail To The Main Staircase

**90/00400/LA 24th May 1990 PER**

Demolition Of Wall To Provide A Service Counter To Coffee Shop

**96/00126/LA 21st March 1996 PER**

Erection Of Banners On The Clarence Street Facade (Revised Scheme)

**04/01228/LBC 11th November 2004 GRANT**

Proposed replacement fire escape doors and security protection

**05/00972/LBC 16th September 2005 GRANT**

Four exterior signs to be placed on the building facade, on either side of library entrance.

**05/00973/ADV 16th September 2005 GRANT**

Two exterior signs to be placed on the building facade, on either side of library entrance.

**07/01613/LBC 7th May 2008 GRANT**

Internal alterations to main entrance lobby

**83/00788/LA 24th March 1983 GRANT**

Internal alterations to provide disabled persons ramp/lift and alteration to entrance

**17/01636/LBC**    **13th December 2017**    **GRANT**  
Proposed Sign

**17/01636/ADV**    **13th December 2017**    **GRANT**  
Proposed Sign

**26/00065/DEEM3**    **29th January 2026**    **NOOBJ**  
Update and refit of a row of 11no. first storey windows on the rear (north east) elevation of the building.

### **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

#### **Supplementary Planning Guidance/Documents**

Central conservation area: Old Town Character Area and Management Plan (Feb 2007)

### **4. CONSULTATIONS**

None.

### **5. PUBLICITY AND REPRESENTATIONS**

**5.1** A site notice was posted on 19<sup>th</sup> February 2026, and an advert was published in the Gloucestershire Echo on the same day.

**5.2** No comments were received as part of the public consultation.

### **6. OFFICER COMMENTS**

**6.1** In considering proposals for listed building consent, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires via Section 16 (2) "special regard to the desirability of preserving the building...or any features of special architectural or historic interest which it possesses."

**6.2** Section 72 (1) of the 1990 Act requires that in the exercise of planning functions "with respect to any buildings or other land in a conservation area...special attention be paid to the desirability of preserving or enhancing the character or appearance of that area."

**6.3** The National Planning Policy Framework (NPPF, December 2024) reinforces this position in Section 16, stating that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation" and that any harm to or loss of, the significance of a designated heritage assets, including conservation areas, should be supported by clear and convincing justification. If a development proposal will result in harm, this harm should be weighed against the public benefits of the proposal.

**6.4** Local policy is equally clear. Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy requires proposals to conserve and enhance the historic environment, ensuring that development is informed by, and responds positively to, its context. The Old Town Character Area Appraisal and Management Plan further identify the area's defining

attributes as encompassing the historic core of Cheltenham's layout, incorporating key historic roads and early buildings and ancient street patterns.

- 6.5 The building's significance derives primarily, though not exclusively, from its architectural interest as a late nineteenth century Renaissance style purpose built library and School of Art and Science.
- 6.6 As set out in the submitted Heritage Statement, the existing aluminium windows are deteriorating and require replacement.
- 6.7 The existing aluminium frames are not considered to be original. The proposed replacement windows affect only the upper portions of the ground floor openings on the northeast elevation, a part of the building that is less prominent within the public realm. As the replacements are like for like in design and appearance, the works would not harm the significance of the Grade II listed building, nor would they detract from the character or appearance of the conservation area.
- 6.8 The proposal is therefore considered acceptable.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 In accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals have special regard to preserving the historic building and its features of historic interest. They align with statutory requirements, national policy, and local planning policy. The works represent an acceptable alteration to this Grade II listed building, preserving its significance as a designated heritage asset. The proposal accords with Policy SD8 of the JCS and Part 16 of the NPPF.
- 7.2 It is recommended listed building consent 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.