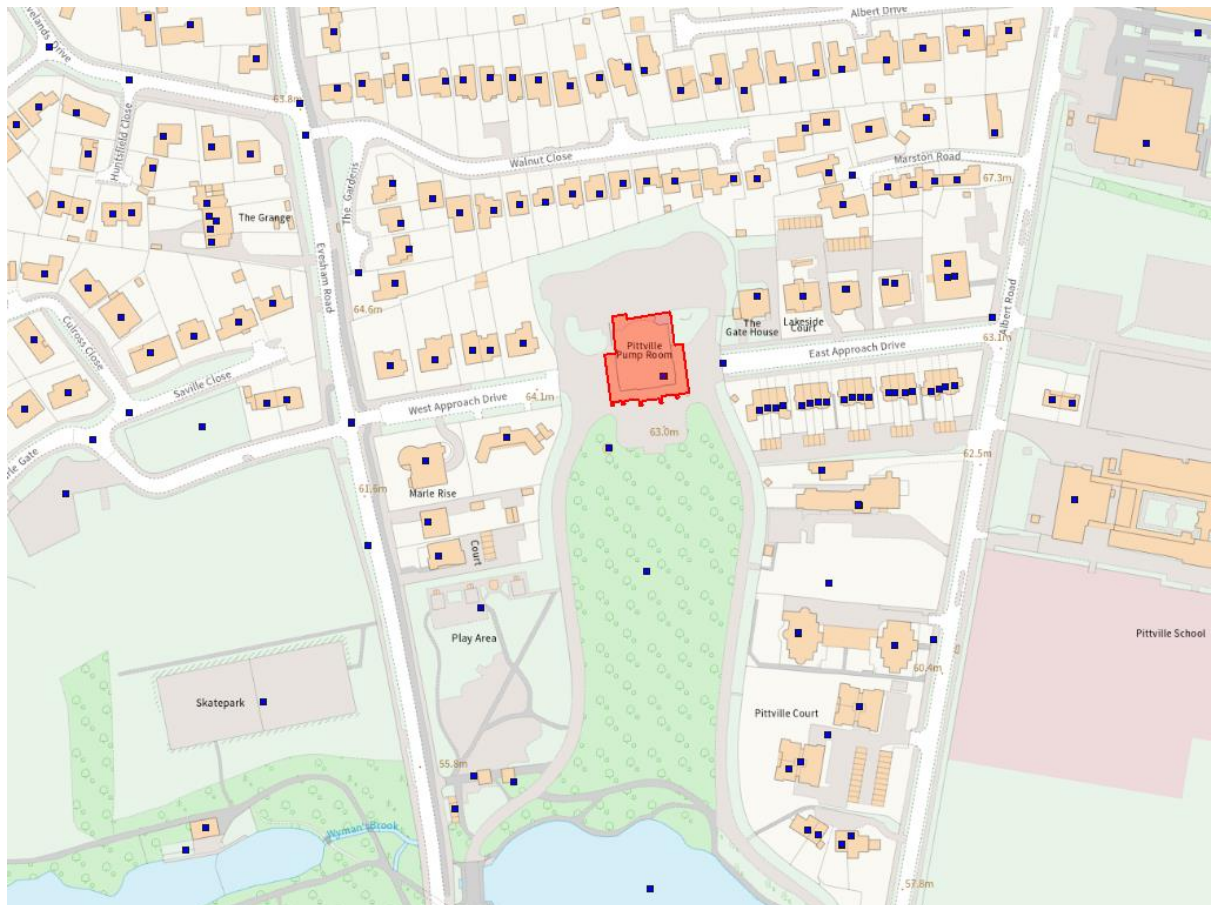


Committee Officer Report

APPLICATION NO: 26/00857/LBC	OFFICER: Mr Peter Ashby
DATE REGISTERED: 3rd June 2026	DATE OF EXPIRY: 3 rd August 2026
DATE VALIDATED: 3rd June 2026	DATE OF SITE VISIT:
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	Additional floor strengthening works.

RECOMMENDATION: Grant



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Pittville Pump Room, built 1825 – 1830, is a Grade I listed building, built in the Greek revival style. It represents a local landmark noted as a nationally significant building. It formed part of a wider plan of the Joseph Pitt (1759 – 1842) to develop a new spa well and spa town in Pittville. It is located in Pittville Park and is within Central Cheltenham Conservation.
- 1.2 This application relates to the approved Listed Building Consent (25/00954/LBC), and the additional floor strengthening works that were required to complete the project.
- 1.3 The building is currently operated by the Cheltenham Trust and is used as a venue for weddings and events.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 1
Principal Urban Area

Relevant Planning History:

Replacement of third decayed timber to dome at top of building with new.

19/00485/LBC 4th June 2019 GRANT

To remove asbestos cement promenade tiles from the flat roof to the rear of the Pittville Pump Rooms 1960 extension, repair existing asphalt covering and overlay with liquid applied waterproof membrane colour to match existing, renew 10 nr circular skylights using white GPP to match existing profiles, with triple skin polycarbonate skin to adjacent existing leads and copper flashings to suit

20/01702/LBC 21st December 2020 GRANT

Investigate survey to open up three sections of the balcony

20/01899/LBC 29th April 2021 DISPOS

Installation of 8no. speakers located under the colonnade to supply music and announcements to the colonnade area of the Pump Rooms.

21/00579/LBC 21st May 2021 GRANT

To replace six cracked and unsafe slabs like for like

21/01391/DISCON 23rd June 2021 DISCHA

Discharge of conditions 3 (Details of materials) of planning permission 21/00579/LBC to replace 6 cracked slabs

21/01687/LBC 17th September 2021 GRANT

Installation of new gates and railings at East and West Approach Drives and associated alterations, and restoration of c19th steps to the front of the Pump Rooms

21/01687/FUL 17th September 2021 PER

Installation of new gates and railings at East and West Approach Drives and associated alterations, and restoration of c19th steps to the front of the Pump Rooms

21/01874/LBC 1st November 2021 GRANT

Removal of defective insulation and roof covering on the balcony, timber repairs, repointing of stone steps, addition of rodding point

21/02449/DISCON 8th November 2021 DISCHA

Discharge of conditions 3 (Repair and maintenance works) and 4 (Roofing material) of listed building consent ref. 21/01874/LBC

21/02618/LBC 25th November 2021 NOTREQ

The proposal seeks to retain the current temporary structure and confirms the layout and arrangement within the application for further detail (retrospective)

22/00340/LBC 22nd April 2022 GRANT

Various repairs works

22/01439/FUL 21st October 2022 REF

Temporary change of use of land for up to two years for the siting of an orangery structure to be used as a cafe and the siting of ancillary toilets and storage facility

23/00372/FUL 16th June 2023 PER

Temporary change of use of land for up to 20 months for the siting of an orangery structure to be used as a cafe and the siting of ancillary toilets and storage facility (Revised submission to 22/01439/FUL)

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.

25/01795/LBC 23rd January 2026 GRANT

Reuse and install removed floorboards in several rooms at Pittville Pump Room.

26/00108/DISCON 29th January 2026 DISCHA

Discharge of conditions 4 (Construction Method Statement) and 5 (details of oak floor boards) of granted permission 25/00954/LBC.

26/00736/DISCON 10th June 2026 DISCHA

Discharge condition 5.(Oak Floor Boards) of Listed Building Consent 25/00954/LBC.

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

Under Listed Building Consent (25/00954/LBC) full consultation was undertaken (no comments were received). As the works under the floor boards within this application did not affect the special character or appearance of the listed building and as the works were retrospective, no consultation was undertaken.

5. OFFICER COMMENTS

- 5.1** Following the approval of LBC (25/00954/LBC), works began to the Pittville Pump Room, with the removal of the modern main hall and apse floor deck. The floor void was inspected by structural engineers and the initial floor strengthening drawings has to be revised due to meet the required floor loading standards. The whole of the floor joist construction could not be inspected prior to the commencement of the works.
- 5.2** Given the scope of the revised drawings, a separate LBC application was requested .The floor works continued as the applicant's own risk and the flooring project with the installation if the new oak floor deck was completed on 30th April 2026.

- 5.3** The scope of works covers the final construction of the floor strengthening work. As per the previous LBC application, the works were essential to enable future high-level surveys and conservation work using a MEWP, thus avoid scaffolding areas of the interior as previously undertaken to date.
- 5.4** New timber joist were fixed throughout the main hall to the original timber joists, either to one or both sides of each joist. In this way almost all the original joists were retained, with the new joists representing a clear and later addition. Timber replacement was limited only where necessary. For example, where localised historic woodworm was present, or excessive decay to the timber.
- 5.5** Where the sole plate was not supported, new supporting pads have been installed.
- 5.6** The initial proposal was to strengthen the main hall and apse. However, during the floor void inspections and specification revisions, it was deemed not feasible to strengthen the apse area to this level. To do this would involve extensive strengthening works and was deemed to extensive and cost prohibitive. Instead, a conventional approach of timber repairs were used in the apse area, again fixing one or two timber joists to the original joists. A moveable tower scaffold can now be used in the apse. This has ensued high level works are possible but with a lesser proposed load to the apse.

6. CONCLUSION AND RECOMMENDATION

- 6.1** With the exception of timber defects, the existing substructure has been retained, with minimal intervention for the replacement of like for like timber where necessary. The replacements are clear, later additions which do not affect the legibility of the building.
- 6.2** The retrospective works are considered justified to enable conservation of the high-level original fabric of the building via MEWP access. Although the floor strengthening works were more extensive than anticipated, joists have been retained throughout, there has been very limited replacement.
- 6.3** The works will ensure current floor loadings for the intended use comply with current standards and future high-level works are carried out in an economic and efficient manner.
- 6.4** The works comply with the above policies. For the above reasons, it is recommended listed building consent is granted.

7. 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.

