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| <b>APPLICATION NO:</b> 13/00605/FUL     | <b>OFFICER:</b> Miss Chloe Smart  |
| <b>DATE REGISTERED:</b> 25th April 2013 | <b>DATE OF EXPIRY:</b> 20th June 2013   |
| <b>WARD:</b> Lansdown                   | <b>PARISH:</b> None   |
| <b>APPLICANT:</b>                       | Mr Chris Hehir  |
| <b>AGENT:</b>                           | Simon Firkins   |
| <b>LOCATION:</b>                        | 13 Lansdown Place Cheltenham Gloucestershire                                      |
| <b>PROPOSAL:</b>                        | Erection of new dwelling to rear of existing building, facing Lansdown Place Lane |

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Since the full officer report was published, a response has been received from English Heritage (EH) regarding the above application. Their response is attached to this update but the specific concerns state:

*'The principle of a small scale dwelling is acceptable; however the plot size and design is of some concern'. EH then go onto say: 'the design of the current building lacks good quality design features that reflect the character and significance of the Grade II\* listed terrace'*

- 1.2. Officers consider that the comments provided regarding the current design of the building are vague and do not provide an objective analysis of the merits or otherwise of the scheme. No specific concerns with the design have been identified, other than the building lacking good quality design features.
- 1.3. As stated in the full report, officers feel the simple box form provides a recessive quality which will not detract from the surrounding listed buildings and at the same time, the fenestration detail picks up on the vertical emphasis of the principal terrace. Furthermore, the proposed window reveals and Juliet balcony detail provide interest to the front elevation.
- 1.4. As such, officers consider that the character of the listed terrace and surrounding back lane will not be harmed by the proposal. Furthermore, the scale of the proposed dwelling remains subservient to the principal terrace and reads as a secondary building and therefore reflects the significance.
- 1.5. The second concern raised by English Heritage relates to the plot size of the proposed dwelling. On this issue, more detail has been provided regarding the negative impact of

the plot size, with the specific concern relating to the negative impact on the historic curtilage.

- 1.6. In terms of the subdivision of the plot, the principle of a dwelling is considered acceptable and as stated in the previous officer update, the pattern of development is clearly distinctive in the area surrounding the application site. There are a number of secondary buildings to the rear of the principal listed terraces and therefore numerous examples of the subdivision of the curtilage of the listed buildings that have occurred. The Inspector who considered the scheme was also comfortable with the principle of development and subdivision.
- 1.7. Notwithstanding this, in light of these comments from EH, it is accepted that an alteration to the boundary of the proposed dwelling would be beneficial to the scheme. As such, the applicant has amended the plans and has brought the boundary wall towards the proposed dwelling by a further 1.7 metres. Officers consider the new dwelling will still have sufficient amenity space, but that this amendment helps to address the specific concern regarding the plot size and reduced the impact of the brick wall on the listed building.

## **2. SUMMARY**

- 2.1. Members will be aware that the officer report sets out that the recommendation to permit is one that has been arrived at in a balanced way, fully taking into account the comments provided by the Conservation and Heritage team. The comments received by EH do not affect this recommendation.
- 2.2. When considering impact to designated heritage assets (conservation areas and listed buildings), the NPPF advises that where the harm associated with a development proposal will be less than substantial, this harm should be weighed against the public benefit. In this instance, the harm that has been identified is the subdivision of the plot (a matter that officers consider has now been satisfactorily resolved) and the design of the building (which has been significantly enhanced through negotiations with the applicant).
- 2.3. Weighed against this less than substantial harm are the public benefits; the provision of a new dwelling on a brownfield site in a highly sustainable location, and also a small, yet important contribution to this Authority's five year supply of housing.

2.4. Balancing these issues, and mindful of the Inspector's recent decision on the site which made it quite clear that the principle of development is acceptable, officers remain of the view that planning permission should be granted for this proposal.



ENGLISH HERITAGE

SOUTH WEST OFFICE

Recd 21 AUG 2013

ENVIRONMENT

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Our ref: P00251212

16 August 2013

Dear Ms Smart

**Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010  
13 LANSDOWN PLACE, CHELTENHAM, GLOUCESTERSHIRE , GL50 2HU  
Application No 13/00605/FUL**

Thank you for your letter of 25 July 2013 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

**English Heritage Advice**

Lansdown Place is a grade II\* listed terrace of 14 Regency houses within the Central Cheltenham Conservation Area. The terrace is made up of almost symmetrical pairs of houses with recessed entrances ranges and service ranges to the rear. The properties accommodate long narrow plots with private amenity space to the rear, facing onto Lansdown Place Lane. Their heritage significance rests on the pleasing aesthetic quality of buildings terraced elevation, their surviving plan form and plot size together with the surviving historic fabric. The buildings make a positive contribution to the Central Cheltenham Conservation Area and, as such, views to and from the properties should be thoroughly considered.

This application proposes the erection of a new dwelling to the rear of the existing building, facing Lansdown Place. Historically, small scale ancillary buildings have been built within the rear amenity space of the terrace and many of these buildings stand today. With this in mind the principle of small scale development at this location is acceptable. The plot size and design of the dwelling proposed, however, is of some concern.

The design of the current building lacks good quality design features that reflect the character and significance of the Grade II\* listed terrace and would make a positive contribution to the local distinctiveness of the conservation area, as required by the



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## ENGLISH HERITAGE

### SOUTH WEST OFFICE

Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework (Chapter 7 and 12). The applicant's plans to provide the new dwelling with private amenity space, bounded by a red brick wall, will also impact negatively on the historic curtilage of 13 Lansdown Place in a negative way. More thought should be given to understanding the historic significance of the terrace, possible views of the building and the way in which a new dwelling at this location will impact on the appreciation of this heritage asset and the character of the wider conservation area.

#### **Recommendation**

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Yours sincerely



**Jacqueline Martinez**

Assistant Inspector of Historic Buildings & Areas

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cc



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