



Planning and Development Management

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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

miss

First name

violet

Surname

oliver

Company Name

N/A

Address

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

change of use for part of Cross House a C16 building in the centre of Tewkesbury to C3a Dwellinghouses

The building presently comprises of six floors: basement, 2 commercial units on the ground floor (Abbey jewellers and the Cross House tavern) a separate side entrance at street level leading to the 1st floor and 2nd floor a commercial unit (vacated dentist), 3rd floor currently an unusable residential flat, 4th-floor attic rooms with no amenities. The building was restored c.1860 by Thomas Collins, it is grade 2* listed. Internally the building retains many historical features, including but not limited: a balustraded gallery, a 9-panel glazed laylight, leaded windows, a large amount of C17 panelling, a richly carved Jacobean fireplace, C18 dado panelling, overmantel decorative C17 plaster fleur-de-lis coat of arms.

We are submitting for a change of use on what was the commercial unit on the 1st and 2nd floor, to turn into a residential multi-generational family home. The family home will include the separate street access, the entirety of the 1st-4th floors above the 2 commercial units on the ground floor. The 3rd-4th floors are listed as residential, the floors cannot be accessed without going through the commercially zoned 1st and 2ed floors.

We believe the commercial unit on the 1st-2ed floor is no longer viable, it has been empty for over three years before our purchasing of the Bilding in June 2023 and would require substantial alterations to bring the space upto current commercial regulation, altering the historical features/fabric of the building.

Turning the entirety of the upper floors into a family home we believe would be the best way to preserve the historic building and bring it into full use.

We have no plans to alter any interior structures only upgrade the kitchens/bathrooms already there under government permitted development guidelines. We've had extensive conversations with the councils conservation officer on how to preserve the historical value of the building. Utilities for the upper floors are already separated from the ground floor commercial units with their own meters, the separate entrance will allow for easy bin storage so as not to affect the street. There will be no change to the exterior of the building in regards to the change of use, public rights of way, parking or fencing.

If a change of use is permitted the building uses:

Basement (accessed through Abby jewellers) - storage

Ground floor- residential side entrance, commercial unit 1 Abbey Jewellers, commercial unit 2 Cross House tavern - Class E

1st-4th floor- family home C3a Dwellinghouses

We are only looking to change the commercial zoning of the 1st-2nd floor and the connecting ground floor entrance to residential.

The 2 ground floor units are already designated commercial.

The 3rd/4th floor already has residential status.

In total the building will contain one single residential C3a family home and two commercial units.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Basement- empty/ awaiting asbestos removal

Ground floor-two commercial units, "The Cross House Tavern", "Abbey Jewellers Ltd" and separate side entrance to First Floor.

First Floor - Commercial listed ex-dentistry practice, has been vacant minimum of three years

Second Floor- Commercial listed ex-dentistry practice, has been vacant minimum of three years

Third Floor- Attic rooms , residential flat.

Fourth Floor- Attic

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The site is vacant in parts

Basement- Empty/awaiting asbestos removal.

First Floor - Commercial listed ex-dentistry practice, has been vacant minimum of three years

Second Floor- Commercial listed ex-dentistry practice, has been vacant minimum of three years

Third Floor- Attic room, used to be a residential flat, approximately 10 years ago. Needs electrical upgrading before use.

Fourth Floor- Attic

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

No external changes to the property, house already has a drainage system.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

The separate entrance to the corridor leading to the first floor has adequate storage space for bins which will be collected on normal bin collection. We will build a bin cubby to contain the bins in the house internally.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Recycling will also be stored in the bin cubby inside the house, and be removed during normal bin collection.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Flats / Maisonettes
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	1	0	1

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Flats / Maisonettes
1 Bedroom: 1
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 1

Existing Market Housing	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
Category Totals	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	Bedroom Total	<input type="text" value="1"/>
					<input type="text" value="0"/>	

Totals

Total proposed residential units	<input type="text" value="1"/>
Total existing residential units	<input type="text" value="1"/>
Total net gain or loss of residential units	<input type="text" value="0"/>

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

D1 - Non-residential institutions

Existing gross internal floorspace (square metres):

358

Gross internal floorspace to be lost by change of use or demolition (square metres):

358

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-358

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="358"/>	<input type="text" value="358"/>	<input type="text" value="0"/>	<input type="text" value="-358"/>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

107-108 Church Street

Number:

Suffix:

Address line 1:

63 Church Street

Address Line 2:

Town/City:

Tewkesbury

Postcode:

GL20 5AB

Date notice served (DD/MM/YYYY):

01/06/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

107-108 Church Street

Number:

Suffix:

Address line 1:

63 Church Street

Address Line 2:

Town/City:

Tewkesbury

Postcode:

GL20 5AB

Date notice served (DD/MM/YYYY):

01/06/2023

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

miss

First Name

violet

Surname

oliver

Declaration Date

01/07/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

violet oliver

Date

06/08/2023