



CHEL TENHAM
BOROUGH COUNCIL

Built Environment Cheltenham Borough Council
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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas 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

104 South House, Flat 7

Address Line 1

Bath Road

Address Line 2

Address Line 3

Gloucestershire

Town/city

Cheltenham

Postcode

GL53 7JX

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

Easting (x)

394948

Northing (y)

221816

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

TOMKINS

Company Name

Address

Address line 1

Flat 7

Address line 2

104 Bath Road

Address line 3

Town/City

Cheltenham

County

Country

United Kingdom

Postcode

GL537JX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

To create an internal hallway through the corner of the existing kitchen/living room. This would be achieved through the creation of a 3.3 metre stud wall consisting of fire retardant materials encompassing a fire door around the corner of the kitchen/living room in order to connect the master bedroom to the existing lobby/hallway.

The height of the new wall will extend to a height of 2.4m where it will then slope towards the inner walls to create an angled wall allowing cleaning of dust etc to be easier. The wall will be made of wood with rockwall and 30min fire board before being tape and jointed. There will be a fire door with a fire frame with grooves for fire seals.

We are not proposing to carry out any works to the external façade or the structure of the existing building, thus protecting the heritage asset. The current floor plan was authorised by Cheltenham Planning Authority in 2019, however when Building Control Reviewed the completed works it did not fulfil Fire Regulations. Cheltenham Building Control Officer - Victor ATTWOOD has stipulated that we need to create an enclosed hallway and has already approved the plan above.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes

No

If Yes, please describe and include the planning application reference number(s), if known

19/00681/LBC - Internal alterations to Flat 7, 104 Bath Road, Cheltenham GL53 7JX

The proposal is to carefully remove the surplus existing timber partitions whilst protecting the main ceilings, floor and outer walls of the original property. This action would provide an open-plan living, dining and kitchen area, thereby resulting in an attractive space that features the full beauty of the

Italianate style window within the room. Storage will be provided in the main bedroom by adapting the current bathroom floorspace. The second bedroom will be relocated within the existing kitchen area.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Plans have been provided as supporting documents, we are not removing/destroying any internal structure. We aim to add a fire proof stud wall that will be attached to existing surfaces - floor and existing stud wall. Any skirting board and architrave will match existing features within the property.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Internal doors

Existing materials and finishes:

Internal four panelled doors finished in white gloss are currently in used throughout the property.

Proposed materials and finishes:

White Gloss finished internal 4 panel fire door will be used.

Type:

Internal walls

Existing materials and finishes:

Existing stud walls are comprised of plaster board mounted on timber stud walling painted off white to match the rest of the room. Georgian style skirting boards that are 25mm thick and 150mm high finished in white gloss.

Proposed materials and finishes:

Proposed stud wall will consist of timber frame, rock wool, clad in 30 minute fireboard which will be taped and jointed. The fire boards will then be painted the same colour as the rest of the property. A four panelled white fire door will be used which will match the other doors in the property. Matching Georgian skirting board and architrave to that already in use in the property will be used to frame the new stud wall and door.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and access plans
Current/proposed floor plan
Sketch of proposed hallway

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Spoken to our immediate Neighbours - Warren at No.8 and Paul at No.9. They are aware that we need this work to fulfil fire regulations and are supportive of the works. The planned proposal will not affect any other resident and can be completed relatively quickly. It will not change or affect the building, only make it safer having full building regulations in place.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

C19/00768/OTHBND

Date (must be pre-application submission)

25/09/2023

Details of the pre-application advice received

Mr ATTWOOD directed us to install a hallway in the property in order for the property to fulfil fire regulations. MR ATTWOOD has been approached by our builder Mr Jonathan EATON prior to the 24th October 2023 and they mutually agreed on the plans that we bring to you with this application.

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

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Listed building consent 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

Matthew TOMKINS

Date

07/11/2023