



CHELTENHAM

BOROUGH COUNCIL

Friends Of Imperial Square Heritage And Conservation	APPLICATION NO	12/00099/FUL
C/o KBW Chartered Surveyors	DATE REGISTERED	21st January 2012
FAO - Mr Kevin Allen	DECISION DATE	22nd March 2012
7 Imperial Square		
Cheltenham		
Gloucestershire		
GL50 1QB		

PERMISSION FOR DEVELOPMENT

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

In pursuance of its powers under the above mentioned Act and Order Cheltenham Borough Council, as the Local Planning Authority, hereby **PERMITS** the following development:-

Reinstatement of railings to the perimeter of Imperial Gardens, including refurbishment of original railings adjacent to the town hall and repair and re-use of existing original plinth stones where possible

AT : Imperial Garden Promenade Cheltenham

in accordance with the conditions specified hereunder:-

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with drawing numbers ISR/SP, ISR/01, ISR/02, ISR/03,ISR/04, ISR/05, ISR/06, ISR/07, ISR/08, ISR/09, ISR/10; received on 20.01.2012;.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, the design and details including materials and finishes of the following shall be submitted to and approved in writing by the Local Planning Authority:
 1. Proposed details for the adjustments to the plinth stones in relation to the existing tree roots shall be confirmed in the exact locations on a plan ;
 2. Proposed detailed design for the new globe lights to be located at the Gustav Holst entrance.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with full size cross section profiles. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, national policies set out in PPS5 and the Historic Environment Planning Practice Guide. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

4 Prior to the commencement of development, samples of the following -

1. Proposed stones for the new plinth stones
2. Proposed stone for the new stone entrance piers
3. 500mm section of new railings to include the 3 different typical railings (ie plain spear, spear with finial, larger spear with finial and backstay and horizontal rail)

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

5 No wires, pipe work, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external elevations of the railings unless otherwise agreed in writing by the Local Planning Authority, with the following exception -

1. The Town Hall currently have a poster notice board fixed to the remains of the historic section of railings adjacent to the Town Hall and this board is to be re-fixed to the railings after refurbishment, for a maximum period of 12 months to allow the Town Hall to provide a new notice board.

Reason: To protect and maintain the character and appearance of the area in which this development is located in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, national policies set out in PPS5 and the Historic Environment Planning Practice Guide. Careful consideration has been given to the detailed design of this development and its relationship with neighbouring properties.

6 The scheme shall include a survey of all existing trees on the application land and any adjacent land where existing tree roots affect the application site, showing the size and species and identifying those trees.

In no circumstances shall existing tree roots which exceed 25mm in diameter be severed.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

7 Notwithstanding the submitted information, within 3 months of the completion of these proposals an interpretation board shall be erected at an agreed location within Imperial Gardens to explain the history of the original railings, why they were removed during WWII and how the new railings have become to be installed. The design, size and location of the interpretation board shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

INFORMATIVES :-

- 1 The proposed works will enhance the setting of adjacent listed buildings and improve the appearance of the conservation area; thereby complying with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This decision notice should be read in accordance with the Planning Officer's Report which details the material considerations relevant to the proposal and the reasons for the decision made. You can read a copy of this report online at www.cheltenham.gov.uk/publicaccess or in the Municipal Offices Promenade Cheltenham GL50 9SA (please contact Built Environment Reception to arrange this. Tel: 01242 264328)

A person who intends to carry out the development to which this planning permission relates is requested to give a minimum of 7 days notice to the planning authority as to the date on which it is proposed to initiate the development, and, in any event, before commencing the development. You are advised to contact the Compliance Officer at Built Environment 01242 264122.

Before starting work on site it is your responsibility to ascertain the position of any services such as sewers and drains, gas pipes, electricity lines, or water mains which may be affected by the works.

Important Information following your Planning Permission or Planning Permission Enquiry

Please note: most building works will require inspection by Building Control. For further information on Building Regulations and whether you will be required to make an application, please refer to our web site www.cheltenham.gov.uk/buildingcontrol or telephone 01242 264321.

Mike Redman: Director – Built Environment

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.



CHELTENHAM BOROUGH COUNCIL

START NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE

Please read carefully the decision notice and ensure that you understand and comply with the requirements of any conditions. Also, you must comply precisely with any approved drawings or documents.

It is your responsibility to comply. Failure to comply with the terms of an approval could mean that the work that you carry out is unauthorised and at risk of enforcement action, which could have serious consequences. We carry out a programme of site monitoring to check compliance.

If you do not understand any of these requirements please contact us quoting 12/00099/FUL. Contact details are below.

We can assist you by providing advice and dealing with details you send us to meet conditions. Please ensure that you give yourself time to meet the requirements of any conditions.

We recommend that you email the development and your contact details along with the intended start date to planningcompliance@cheltenham.gov.uk or complete the following and return it to the compliance officer at the address below.

Development Details

Planning application ref: 12/00099/FUL
Proposal: Reinstatement of railings to the perimeter of Imperial Gardens, including refurbishment of original railings adjacent to the town hall and repair and re-use of existing original plinth stones where possible
Site Location: Imperial Garden Promenade Cheltenham

Date when work is intended to start: _____

Your contact details (or attach letterhead/business card):

Name: _____
Address: _____

Telephone: _____ **Mobile:** _____
Email: _____