

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)**  
**ORDER 2015**

**Application number:** | 22/00206/FUL  
**Validated on:** | 22<sup>nd</sup> February 2022  
**Site address:** | 8 St Michaels Square  
**Proposal:** | Works to external fabric of building

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

**Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, location plan and site plan and drawing number 6692-p-75 rev B (proposed elevations) and 6692 rev B (Design statement) received by the Local Planning Authority on 28/03/2022; except where these may be modified by any other conditions attached to this permission.

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

**Condition 3**

The joinery shall be finished in accordance with the approved RAL colour palette specified within the article 4 direction for St Michael's Square

**Reason**

To preserve and enhance the character and appearance of the conservation area

**Condition 4**

Repair of masonry, brick and repointing shall be undertaken on a 'like for like' basis using natural products. The use of epoxy resins, silicon sealants, expanding foam or sealing coatings is considered harmful to the fabric of the building and is not permitted.

**Reason**

To preserve and enhance the character and appearance of the conservation area

**Condition 5**

All rainwater guttering and downpipes to the front elevation shall be cast iron or an alternative metal finish and maintained for the life of the development.

**Reason**

To preserve and enhance the character and appearance of the conservation area

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning and Development Control Manager

**Decision date: 27<sup>th</sup> April 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**