

**PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990**  
**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

<b>Application number:</b>	22/00326/LBC
<b>Validated on:</b>	29 <sup>th</sup> March 2022
<b>Site address:</b>	11 Northgate Street
<b>Proposal:</b>	Internal and external works to Grade II Listed Building comprising removal of external roller shutter, casings and guides, maintenance and repair of existing timber shopfront, paintwork (blue RAL 5002), signage, 2 no. satellite dishes, 3 no. freestanding and roof mounted A/C condenser units, creation of betting floor/counter area, installation of customer and staff toilets, staff/store areas, internal stud wall partitions, fire-line ceiling and steelwork beams and installation wash basin.

In exercise of its powers under the above-mentioned Act and Regulations the City Council as the Local Planning Authority **GRANT LISTED BUILDING CONSENT** for the works described above in accordance with the terms of the application subject to the following conditions:

**Condition 1**

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

**Reason**

Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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, and drawing numbers:

- Site Location Plan BS/NGS/09
- Site Plan BS/NGS/10
- Proposed floor plans BS/NGS/05
- Proposed shop front alterations BS/NGS/06 Rev B
- Proposed signage details BS/NGS/07 revision B
- AC condensers and satellite dish proposal BS/NGS/08
- Shopfront elevation and sections BS/NGS/14 Rev A
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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 Second Deposit City of Gloucester Local Plan (2002).

**Condition 3**

Notwithstanding the submitted information, prior to installation of the fire protection/sound insulation system, a method statement detailing how this work shall be undertaken, shall be submitted to and approved in writing by the Local Planning Authority: The works shall thereafter be implemented strictly in accordance with the agreed details.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**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**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

**Note 3**

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: 26<sup>th</sup> July 2022**

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