

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

|                            |   |
|----------------------------|---|
| <b>Application number:</b> | 20/01005/FUL  |
| <b>Validated on:</b>       | 17 <sup>th</sup> October 2021   |
| <b>Site address:</b>       | Upstairs Downstairs, 2 Severn Road  |
| <b>Proposal:</b>           | Part conversion of Antiques Centre to provide 1no. dwelling and alterations to fenestration to include retention of balconies on rear elevation |

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**

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the details of the application form, and drawing numbers:

- 17.131-6-200 Rev. Ø – Proposed Floor Plans;
- 17.131-6-201 Rev. Ø – Proposed Elevations;
- 17.131-6-001 Rev. Ø – Site Location and Block Plan.

**Reason**

To ensure that the development is carried out in accordance with the approved plans.

**PRIOR TO COMMENCEMENT**

**Condition 3**

The dwelling hereby permitted shall not be occupied or brought into use until the bin storage and cycle parking/storage areas have been installed in accordance with the details of shown on the approved plan 17.131-6-200 Rev. Ø and made available for use. Thereafter, the bin storage and cycle parking/storage areas shall be kept available for their intended use in association with the occupation of the dwelling.

**Reason**

To ensure that there are adequate bin storage and cycle parking areas to serve the development in accordance with the aims of policies SD4, SD11, SD14 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

**Condition 4**

The dwelling hereby permitted shall not be occupied or brought into use until written details of a Flood Warning and Evacuation Scheme (to be made available to future occupiers of the development) has been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be operated strictly in accordance with the approved details.

**Reason**

To ensure that future occupiers of the development are made fully aware of Flood Warning and Evacuation measures specific to the site, in the interests of reducing the risk and consequences of flooding in accordance with the aims of policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and emerging policy E6 of the Gloucester City Plan.

**Condition 5**

The development hereby permitted shall be completed and maintained in accordance with the flood risk mitigation and resilience measures as set out within the submitted flood risk assessment (prepared by Calibro Consultants - report no. 21-308 Rev.00 - dated 27th October 2021). Thereafter, the development shall be maintained in accordance with the approved details.

**Reason**

To ensure satisfactory flood mitigation measures are in place in accordance with the aims of policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and emerging policy E6 of the Gloucester City Plan.

**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. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – 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: 11<sup>th</sup> August 2022**

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