

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

Application number:	22/00291/LBC
Validated on:	17 th March 2022
Site address:	88 Westgate Street
Proposal:	Listed building consent for works to the party wall to allow for the implementation of planning permission 21/00221/FUL (for the creation of a first floor flat above existing shop unit, to provide a 1No. 2 bedroom flat)

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 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 drawing numbers:

- 3293 P(0) 01 – SITE LOCATION PLAN;
- 3293 P(2) 01 – PARTY WALL TIE LOCATIONS;
- 3293 C(1) 01 REV.C – FOUNDATION PLAN;
- 3293 C(1) 01 REV.A – STEEL LAYOUT PLAN;
- 3293 C(2) 01 REV.A – GROUND FLOOR GA PLAN;
- 3293 C(2) 02 REV.A – FIRST FLOOR GA PLAN;
- 3293 C(2) 03 REV.B – ROOF GA PLAN;
- 3293 C(2) 05 REV.C – SECTION A;
- 3293 C(2) 06 REV.B – SECTION B;
- 3293 C(2) 08 REV.C – SECTION D;
- 3293 C(2) 09 - PARTY WALL SECTION DETAIL 01;
- 3293 C(2) 10 REV.A – CHIMNEY STACK DETAIL;
- 3293 C(2) 12 PARTY WALL SECTION DETAIL 02;
- 3293 C(4) 01 REV.A – PROPOSED ELEVATIONS;
- 3293 L(4) 02 – PROPOSED FINISHES SCHEDULE;
- 3293 L(4) 03 – SHOP FRONT ELEVATION AND SECTION;
- 3293 L(7) 01 CONSTRUCTION DETAILS;
- SK-101 – COMBINED GROUND AND FF PLAN;
- SK-102 – TIMBER FRAME PLAN.

Reason

To ensure that the development is carried out in accordance with the approved plans in accordance with the relevant policy requirements of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 2017), the emerging Gloucester City Plan and the planning policy advice of the National Planning Policy Framework.

Condition 3

The works to the party wall of the grade II listed building (86 Westgate Street) hereby approved shall be carried out strictly in accordance with the details of the approved plans, the details of the Simpson Wall Starter Kit, Bearing Plate Details, and supplementary construction method details contained within the emails from Sarah-Jane Bonner of RRA Architects received by the local planning authority on 14th July 2022. Thereafter, the development shall be maintained in accordance with the approved details.

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.

Note 4

This listed building consent has been issued in conjunction with the planning permission granted under planning application reference 21/00221/FUL. The conditions of both the planning permission and listed building consent must be complied with to ensure the development is not placed at risk of enforcement action.



Jon Bishop

Planning and Development Control Manager

Decision date: 12th August 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET