

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

<b>Application number:</b>	22/00384/FUL
<b>Validated on:</b>	29 <sup>th</sup> March 2022
<b>Site address:</b>	11 Northgate Street
<b>Proposal:</b>	Proposed change of use from Class E to sui generis (betting office) with internal and external alterations.

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

1. The proposed development by virtue of its change of use to a sui generis betting office would result in the loss of a Class E retail unit within the primary shopping centre of Gloucester City Centre. The proposed use as a betting office would not maintain or enhance the vitality and viability of the area contrary to the NPPF and policy SD2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
2. The proposed change of use to a sui generis betting office by virtue of both intended use and unsympathetic external alterations to the building including the colour of the proposed shop front would neither preserve nor enhance the character and appearance of the City Centre Conservation Area and the Grade II listed building. The proposal would conflict with paragraph 196 of the National Planning Policy Framework and will be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 72(1) of the 1990 Act. The proposal is also contrary to Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted December 2017.



**Jon Bishop**  
Planning and Development Control Manager

**Decision date: 12<sup>th</sup> September 2022**

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