

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

Application number:	22/00695/FUL
Validated on:	14 th July 2022
Site address:	17 Brunswick Square
Proposal:	Change of use from B1(a) – Office to a 5 bedroom residential dwelling (C3)

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:

- 2220 P 01 – Existing and Proposed Block Plans – OS Plan;
- 2220 P 04 – Proposed Plans.

Reason

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

Condition 3

Notwithstanding the details of the approved plans, prior to the commencement of the development hereby approved full details of all new or replacement hard-surfacing materials shall be submitted to and approved in writing by the local planning authority. As a minimum, the details shall include a layout plan showing the locations of the hard-surfaces, manufacturer and material name (along with details of any colour/specific finish) and a photographic sample of the material. Thereafter, the development shall be completed and maintained in accordance with the approved details.

Reason

To safeguard the setting of the listed building and surrounding conservation area, in accordance with the aims of policies SD4 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and policies A1, D1 and F1 of the Gloucester City Plan.

Condition 4

Notwithstanding the details of the approved plans, prior to the commencement of the development hereby approved, full details of the secure bin and cycle storage areas shall be submitted to and approved in writing by the local planning authority. Thereafter, the cycle and bin storage area(s) shall be constructed/installed in accordance with the approved details prior to the first use of the dwelling hereby approved.

Reason

To safeguard the setting of the listed building and surrounding conservation area, in accordance with the aims of policies SD4 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and policies A1, D1 and F1 of the Gloucester City Plan.

Condition 5

The dwelling hereby approved shall not be occupied or brought into use until the three off-street car parking spaces have been provided within the curtilage of the site in accordance with the details of the approved plans (and any subsequent details agreed under the other conditions attached to this permission). Thereafter, the parking spaces shall be kept free of obstruction and available for their intended use in association with the occupation of the dwelling.

Reason

To ensure that there are adequate car parking facilities to serve the development, constructed to an acceptable standard in compliance with NPPF paragraphs 108 and 110 and policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and policy A1 of the Gloucester City Plan.

Note 1

This application is for planning permission only and does not confer any consideration of matters relating to works that would require listed building consent. A separate application must be sought for any works that may impact upon the special character of the listed building. Pre-application advice relating to works to listed buildings is available from the city council's Conservation Team. Further information is available at the city council's website <https://www.gloucester.gov.uk/planning-development/planning-applications/pre-application-advice/>

Note 2

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 3

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 4

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: 9th September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET