

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

Application number:	22/00882/FUL
Validated on:	14 th September 2022
Site address:	1 St Michaels buildings, Eastgate Street
Proposal:	Remove existing shop front and replace with new shop front with recessed entrance porch and fascia (advertising covered in separate application number 22/00823/ADV).

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: Existing – GB/001 (dated August 2022), Site location plan (dated 19 Aug 2022) Signage – GB/005b (dated August 2022), Proposed – GB/002b (dated August 2022);

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

Condition 3

Notwithstanding the submitted information, the blue paint used in the scheme will be Ral 5002 blue (matt)

Reason

For the avoidance of doubt and in the interests of proper planning

Condition 4

Notwithstanding the submitted information, the pilaster detail shall be the one shown on drawing number GB005b.

Reason

For the avoidance of doubt and in the interests of proper planning

Condition 5

The following elements of the scheme shall be installed only in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

- Door
- Stallriser

The details of the above shall include the following:

- Materials, finishes and colour
- Elevations and section drawings to include moulding cross sections, where mouldings are used.

Reason

To preserve and enhance the character and appearance of the conservation area in which this development is located.

Condition 6

Notwithstanding the submitted information the painting of the render on the front elevation of 1 St Michaels Buildings shall not take place until details of the proposed paint and a colour sample has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To preserve and enhance the character and appearance of the conservation area in which this development is located.

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 Development Manager

Decision date: 13th December 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET