

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

<b>Application number:</b>	22/00709/LBC
<b>Validated on:</b>	18 <sup>th</sup> July 2022
<b>Site address:</b>	80 Westgate Street
<b>Proposal:</b>	Listed building consent for internal works to enable the conversion of existing office space into 6 bedroom house in multiple occupation (HMO - use class C4) with a commercial unit retained at ground floor

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 works hereby permitted shall be begun before the expiration of three years from the date of this consent.

**Reason**

Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

**Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers  
80EG-EWD-G-001A Existing Plans  
80EG-EWD-G-002A Proposed Plans  
80EG-EWD-G-003 Existing and Proposed Site  
80EG-EWD-G-004 Existing and Proposed Site  
except where these may be modified by any other conditions attached to this permission.

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Second Deposit City of Gloucester Local Plan (2002).

**Condition 3**

**Approval of details: 1:5 Plans**

No work shall start upon the installation of the details below until drawings at a minimum scale of 1:5 with full size moulding cross section profiles have been submitted to and approved in writing by the local planning authority for the on the rear elevation.

- replacement sash window
- eaves treatments;
- verges and ridges;
- Partitions and ceilings
- Methods and materials of proposed building regulation upgrading within the designated assets including fire, sound or thermal requirements

All works shall be carried out in accordance with the approved details.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**Condition 4****Solar Slates**

Prior to installation on site, full details of the position of the solar slates by way of a roof plan at 1:5 showing the exact location of the solar slates in relation to the natural Spanish slate shall be submitted to and approved in writing by the Local Planning Authority. The plan will include details of electrical wiring and the position of electrical equipment and transformers. It

All works shall be carried out in accordance with the approved details.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**Condition 5****Approval of details: location, product information, materials (Listed Buildings)**

Prior to its/their installation as part of the development hereby approved, details of the location, product information, materials for the following shall be submitted to and approved in writing by the local planning authority:

- Flue pipe(s) & vents;
- Meter boxes
- Lighting

All works shall be carried out in accordance with the approved details.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**Condition 6****Repairs to match existing**

All works of external repair, restoration and replacement shall exactly match the original features.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**Condition 7****Specification of guttering and downpipes (Listed Buildings)**

All rainwater guttering and downpipes shall be metal finish details of which have first been submitted to and approved in writing by the Local Planning Authority. Details of the profile and decorative finish of the guttering and downpipes shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site. The guttering and downpipes shall then be installed and maintained for the life of the development in accordance with the approved details.

**Reason**

To safeguard the character and appearance of this building of special architectural or historical interest.

**Condition 8****Roof Lights**

The development hereby permitted shall be carried out in strict accordance with details of the proposed flat roof lights at a minimum scale of 1:5 which have first been submitted to and approved in writing by the Local Planning Authority and the roof lights shall be installed in accordance with the approved drawings.

**Reason**

To safeguard the character and appearance of this building of special architectural or historic Interest

**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 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – 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 is a listed building consent only and does not constitute planning permission.



**Jon Bishop**

Planning Development Control Manager

**Decision date: 21<sup>st</sup> December 2022**

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