

APPLICATION ON: 22/00788/LBC
VALIDATED ON: 11th January 2023

TO:

David Meek
AG Meek
c/o Peter Holmes
Potter Church and Holmes Architects
Knowle Cottage
Cranham
GL4 8JA

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

Location: 14 Westgate Street, Gloucester, GL1 2NL,

Proposal: Repairs & restoration of facades to building, replacement of roof covering, replacement of sashes, new shop front. Internal alteration including repairs to historic plasterwork, removal of and renewal of part of basement new staircase, damp proofing basement, internal partitioning and creation of entrances to facilitate the provision of a one bed flat on the first floor and a two bed flat on the second floor.

In pursuance 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.

- o P01 L Proposed floor plans-1
- o P02 E Proposed floor plans-2
- o P04 G Ground floor plan
- o P05 K First floor plan
- o P06 F Second floor plan
- o P02 E Attic
- o P09 B Shop front
- o P11 B Shop front details
- o P12 Mouldings and skirtings

- o P13 Internal details
- o P14 Window, EJ17, mullion and transom
- o Structural engineers report
- o Plaster repair methodology

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).

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 Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.

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:

- o Work on an existing wall or structure shared with another property.
- o Building a free-standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- o 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.

Date: 13th February 2023



Jon Bishop
Planning Development Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET