

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

Application number:	22/00427/LBC
Validated on:	22/04/2022
Site address:	The Manor House, 162 Barnwood Road
Proposal:	Alterations and extensions to The Manor House to create three no. 2-bed and one no. 3-bed apartments, community activity space, kitchen WCs and office.

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:

- AA6514-2049F – Floor Plans Proposed
- AA6514-2050 – Basement Plan Proposed
- AA6514-2051F – Ground Floor Plan Proposed
- AA6514-2052D – First Floor Proposed
- AA6514-2053B – Attic Floor Plan Proposed
- AA6514-2054D – Elevations Proposed
- AA6514- 2056A – Section BB Existing & Proposed
- AA6514-2064A – Site Location Plan

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

Notwithstanding the submitted information the works identified below shall not commence until a method statement detailing the method of works/repair and materials to be used has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented strictly in accordance with the agreed details.

- a) Attic repairs
- b) Creation of raised terrace/raised access

Reason

To ensure that the methods of work as well as the materials that are to be used are appropriate to the character of the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

Condition 4

Notwithstanding the submitted information no works to any existing door or window shall commence until a schedule of works and method statement identifying each of these features and their retention/removal or treatment (including materials to be used) has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Condition 5

Notwithstanding the submitted information, no new doors or windows shall be installed unless in accordance with detailed drawings at a minimum scale of 1:5 with moulding profiles at full size, including elevations and sections, which have first been submitted to and approved in writing by the Local Planning Authority and the fitted joinery shall be in accordance with the approved drawings.

Reason

To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Condition 6

Notwithstanding the submitted information the following elements of the scheme shall not be removed, replaced, or installed unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority:

- Rooflights
- Railings
- Steps
- RWGs
- External screen

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 safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Condition 7

The development hereby permitted shall be carried out in accordance with a method statement for the repairs required to the elevations as a result of the demolition proposed, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Condition 8

Notwithstanding the approved drawings, works on the proposed terrace doors to flat 1 (North elevation) shall not commence until detailed drawings of the proposed doorway/doors have been submitted to and approved in writing by the Local Planning Authority. These drawings should include:

- drawing of the North elevation of Manor House with the proposed doors in position
- detailed design drawings of the proposed doors/doorway at a minimum scale of 1:5 with moulding profiles at full size, including elevations and sections

The development shall be carried out in accordance with the details so approved.

Reason

To safeguard the character and appearance of this building of architectural and historical interest in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Condition 9

The development hereby permitted shall be carried out in strict accordance with a method statement detailing how the proposals will satisfy building regulations in respect of fire, sound and energy requirements in relation to the designated asset. Where doors/openings are proposed to be created or infilled, section drawings of the affected areas at a minimum scale of 1:50, product details and a method statement detailing the works proposed shall be provided.

Reason

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

Condition 10

No new walls shall be constructed until samples of the proposed brick to be used have 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 safeguard the character and appearance of this building of special architectural or historical interest.

Condition 11

Any new walling shall be constructed in strict accordance with details of bonding and pointing which have first been submitted to and approved in writing by the Local Planning Authority and such details shall be demonstrated by the prior construction of a sample panel. The panel shall be retained on site until the completion of the walling.

Reason

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

Condition 12

All new mortar shall match the original in composition, texture, colour and joint thickness in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

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

Condition 13

No new roofing shall be installed until samples of the proposed slate to be used have 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 safeguard the character and appearance of this building of special architectural or historical interest.

Condition 14

No stone pavers shall be laid within the development until samples of the proposed stone to be used have 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 safeguard the character and appearance of this building of special architectural or historical interest.

Note 1

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 Manager

Decision date: 01/11/2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET