

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee: | Planning

Date: | 07.10.2023

Address/Location: | 2 Oxford Street Gloucester GL1 3EQ

Application No: | 23/00037/FUL & 23/00038/LBC

Ward: | Kingsholm & Wotton

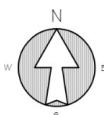
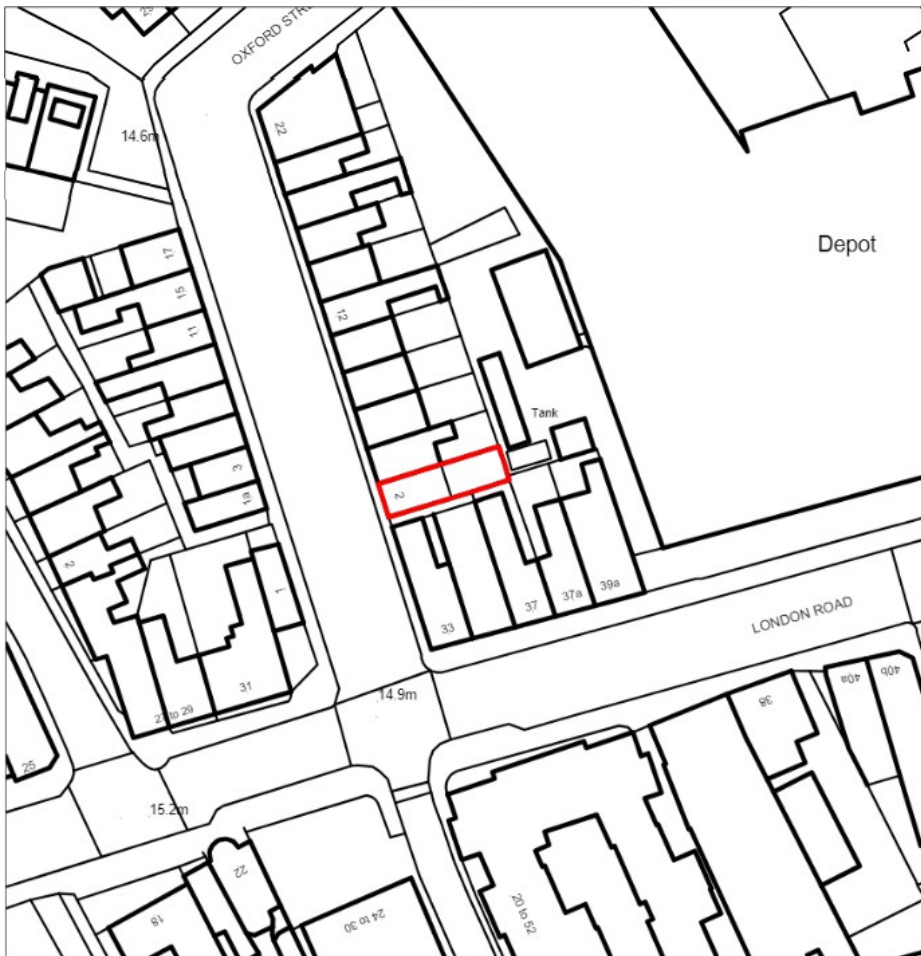
Expiry Date: | 10.11.2023

Applicant: | Harry Johnson

Proposal: | Listed Building Consent for external and internal alterations to facilitate part Change of Use from Bookmakers (sui generis) into a five-bedroom house in multiple occupancy (C4)

Report by: | Harriet Parker

Appendices: | Site Location Plan
Proposed Floor Plan
Construction Plan
HMO Radius Map



LOCATION PLAN, 1:1250

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is comprised of no.2 and no.2A Oxford Street. It is proposed to combine the two addresses and return the property back to one residential dwelling (C4). For ease and the purpose of this report the entire application site shall be referred to as no.2 Oxford Street within this report. And as such this report shall encompass comments and assessments of both the change of use application (23/00037/FUL) and the Listed Building Consent application (23/00038/LBC) as they are intertwined with one another, and so assessment has been made of both applications within this report.
- 1.2 No.2 is a Grade II listed building dating from 1823 that forms part of a uniform terrace of 10 dwellings on the east side of the street. No.2 being the exception in terrace with the inclusion of a 19th or early 20thC shop on the ground floor.
- 1.3 No.2 is a three-storey property with basement. At an unknown point in time work was undertaken to convert the loft provide a single bedroom and storage space and the constructed of a single storey rear extension occurred, although there is no recorded planning history for either of these additions. The property consists of a white painted stone principal elevation, white timber painted windows and a slate tile pitched roof, a chimney and roof light. It also has an un-painted stone side elevation, brick rear elevation and single storey, mono-pitched corrugated metal roof rear extension.
- 1.4 The application site is located within the London Road Conservation Area of the Kingsholm and Wotton ward of the city. The surrounding area of the application site consist of other painted stone terraced dwellings along both sides of Oxford St and to the immediate south of the site a junction joining onto London Rd. Along London Rd there are various buildings of various scale, design and uses including the Stagecoach bus depot.
- 1.5 The property was previously used as a bookmaker (Suis Generis) on the ground floor and a private dwelling (C3) on the remaining floors and loft space. As such the property contains a shopfront entrance within the principal elevation, a separate access door to the above dwelling to the side of the shopfront and access to the rear of the property via side alleyway.
- 1.6 It is proposed to convert the existing property from a bookmaker (Suis Generis) on the ground floor and private dwelling above (C3) to a five-bedroom house of multiple occupancy (C4). The change of use application (23/00037/FUL) originally proposed a six-bedroom HMO but after comments from internal consultants the number of proposed bedrooms was reduced to five.
- 1.7 The application also proposes internal and external changes to the listed building (23/00038/LBC) including the replacement of windows for a like for like timber or composite replacement. The partial demolition of the rear single storey extension and the introduction of rear facing window and a rooflight within the extension. And internal changes including an acoustic barrier between the basement and the ground floor, fire and sound insulation between first and second floor and the construction a new interior wall.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
22/00371/FUL	External and internal alterations to facilitate a change of use from bookmakers into a six-bedroom house in multiple occupancy	WDN	20.10.2022

2.1 The previous application (22/00371/FUL) was withdrawn following its inclusion in the cyber incident experienced by the council.

3.0 RELEVANT POLICY HISTORY

3.1 The following planning guidance and policies are relevant to the consideration of this application:

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD6 – Landscape

SD8 – Historic Environment

SD9 – Biodiversity and geodiversity

SD10 – Residential development

SD11 – Housing mix and standards

SD14 – Health and environmental quality

INF1 –Transport network

The Gloucester City Plan (Adopted 26 January 2023)

Relevant policies include:

A1 – Effective and efficient use of land and buildings

A2 – Houses in Multiple Occupation

C1 – Active design and accessibility

D1 – Historic environment

D2 – Non designated heritage assets

E6 – Developments affecting Cotswold Beechwoods Special Area of Conservation

E6 – Nationally Described Space Standards

F1 – Materials and finishes.

F6 – Nationally described space standards

F7 – Shopfronts, shutters and signs

G1 – Sustainable transport and parking

G2 – Walking

G6 – Water Efficiency.

3.4 **City of Gloucester Local Plan (Adopted 14 September 1983)**

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.6 **Other Planning Policy Documents**

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. None of these policies are relevant to this application.

3.5 All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **Highway Authority – No objection, subject to conditions.**

The site is in a very sustainable location with good access to public transport and all required amenities accessible within an acceptable walk or cycle distance. The existing walking, cycle and public transport infrastructure would therefore entirely support a 'car free; development in this location. Existing on-street parking restrictions would protect the sensitive parts of the network and prevent unsuitable parking. GCC have no concerns regarding impact to the highway network. It is considered that there would no material change in terms of vehicular movements from the existing land use to that what is proposed under this application.

4.2 **Conservation Officer – No objection, subject to conditions.**

The current proposal, by virtue of the retention of the plan form and historic shop front, would preserve the special architectural or historic interest of the listed building and its contribution to the London Road Conservation Area, and would sustain its significance as a designated heritage asset.

4.3 **Civic Trust – No Objection**

Acceptable. The former house in the listed terrace became a betting shop in the 1950's and, on balance, it is better to remain the traditional style shop front in this conversion back to residential use.

4.4 **Housing Projects and Strategy Officer - No objection.**

No objection as the amended plans have addressed previous comments made by HPST to provide outdoor amenity space and reduce the number of bedrooms within the HMO.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified by letter on **10/02/2023**, the site notices displayed for 21 days from **13/02/2023** and the press notice printed on **16/02/2023**.

5.2 No letters of objection were received at time of writing.

5.3 An objection was made by the Kingsholm and Wotton ward councillor and wished for the application to be decided upon by the Planning Committee. A summary of their objection is as follows:

- Objection to the retention of the shop window as wasn't part of the original building.
- As an HMO it is much better laid out but believe would be better laid out for a single-family accommodation.
- The new parking regime (from 10/07/2023) means that this property would only be able to have permits for 2 cars. The same as a family. It might be difficult let and the owners will need to let rooms to some without cars.

5.4 The full content of all correspondence on this application can be viewed on:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 **OFFICER OPINION**

6.1 **Legislative background**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application.
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and Gloucester City Plan (GCP). And as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows:

- Principle
- Design, Layout and Landscaping
- Traffic and Transport
- Residential Amenity
- Housing Projects and Strategy
- Historic Environment

6.5 Principle

The proposed scheme for change of use from bookmakers (Suis Generis) and private dwelling (C3) to a five-bedroom house of multiple occupancy (C4) requires planning permission for change of use and listed building consent. However, is not required to comply with all parts of Policy A2 of the Gloucester City Plan as this relates to large HMOs of 7 or more bedrooms only and the change of use from private dwelling (C3) to small HMO (C4) can be undertaken by permitted development.

6.7 However, the principles of Policy A2 are useful in demonstrating that the proposed HMO still complies with all parts of the policy and so can be used to reinforce the assessment that the proposed HMO would not result in harm to the amenity of neighbouring residents or the wider area.

Policy A2 of the Gloucester City Plan states that the creation of a House in Multiple Occupation (HMO's) will be permitted where the following criteria can be achieved:

- *The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and*
- *The development would not result in the creation of more than two adjacent properties in HMO use; and*
- *HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property.*

6.8 As stated in the Gloucester City Council Houses in Multiple Occupation: A guide for applicants and decision takers when referring to HMO's in Policy A2 this refers only to Large HMO's unless in an Article 4 Area which this application does not fall within.

6.9 The proposed change of use to a small HMO (C4) would not result in an existing residential development (C3) being 'sandwiched' between two HMO's as neither neighbouring properties to the application site (No.4 and No.6 Oxford St) are HMO's.

6.10 The proposed development would not result in the creation of more than two adjacent properties in HMO use. As stated above, the neighbouring dwellings of No.4 and No.6 are in use as C3 dwellings.

6.11 A 100m radius from no. 2 Oxford St covers 90 properties are shown in the radius map in the appendices. Within the 100m radius there are 5 HMO properties which are:

- 37 Oxford St
- 12 Alvin St
- 31 London Rd
- 7 Wellington Parade
- 19 London Rd.

The proposed change of use at the application address No. 6 would result in the 6th HMO property within a 100m radius. This would equate to 6.6% of properties and so does not surpass more than 10% as per part 3 of policy A2 of the City Plan.

6.12 Therefore, the proposed change of use would comply with all parts of Policy A2 which reinforces the assessment that a small HMO would not result in any significant harm to residential amenity of neighbouring residents and the wider area.

6.13 **Design, Layout and Landscaping**

The NPPF states that new residential developments should be of high-quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network. Gloucester City Plan policy F1 states proposals should achieve high quality architectural detailing, with external materials and finishes that are locally distinctive.

6.14 The proposed includes minimal alterations to the exterior of the building including new windows and the partial demolition of the single storey rear extension. But as the proposed is a listed building and falls within a conservation area the impact of the proposed alterations in terms of design shall be assessed and concluded within the Historic Environment section below.

6.15 The partial demolition of rear single storey extension results in the creation of outdoor rear amenity space for the property which is the only change to the existing layout and landscaping of the property. The proposed creation of amenity space is welcomed and provides outdoor amenity space to a level that is in line with the local context. With no other changes it is considered that the proposed layout and landscape for the property is acceptable and therefore complies with the NPPF, policies, SD3, SD4, SD6 and SD10 of the Joint Core Strategy and policy F1 of the Gloucester City Plan.

6.16 **Traffic and transport**

The NPPF requires that development proposals provide for safe and suitable access for all, and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the Joint Core Strategy requires safe and accessible connections to the transport network and policy G1 of the City Plan strongly supports and encourages improvements to the sustainable transport network.

6.17 The Highway Authority have concluded that the proposed application site is in a very sustainable location with good access to public transport and all required amenities accessible within an acceptable walk or cycle distance. The existing walking, cycle and public transport infrastructure would therefore entirely support a 'car free' development in this location. Furthermore, existing on-street parking restrictions would protect the sensitive parts of the network and prevent unsuitable parking. GCC have no concerns regarding impact to the highway network. It is considered that there would no material change in terms of vehicular movements from the existing land use to that what is proposed under this application.

6.18 It is proposed to provide bicycle storage for 4-6 bicycles in the basement of the property. This level of secure, covered cycle storage would meet the minimum required one cycle space per bedroom within an HMO and a suitable worded condition to ensure the required levels are met will be included.

6.19 The proposed storage in the basement could be accessed from the basement stairs which provides direct access the street or through the dwelling. Although it is expected that the most likely route would be through the dwelling. Policy G1 of the Gloucester City Plan states cycle storage should not occur in a place in which the route to the street would be through the dwelling or have to negotiate 90 degree turns. The use of the basement would result in this and so would be contrary to policy G1. It is understood there is no other possible location to provide cycle storage without limiting outdoor amenity space and as it would provide the minimum required storage and would benefit towards a 'car free' development in an inner-city location although contrary to policy it is viewed in balance to be acceptable. It is also considered that the contradiction to the policy does not outweigh other benefits the proposed change of use presents.

6.20 The proposed is therefore considered to not result in a significant impact to the highway network. And as such is deemed to comply with the NPPF, policy INF1 of the Joint Core Strategy and policy G1 of the Gloucester City Plan.

6.21 **Residential amenity**

Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the Joint Core Strategy which requires that new development must cause no harm to local amenity including the amenity of neighboring occupants.

6.22 The proposed change of use from bookmakers (Suis Generis) and dwelling (C3) to small HMO (C4) would result in a change from a three-bedroom property on the upper floors which was occupied by five residents to a five-bedroom property with single occupancy bedrooms, resulting in a dwelling consisting of five residents. Therefore, there is no increase in the number of residents proposed to reside in the property than existing. Although it is understood that the proposed residents will not be a single-family unit that the

- 6.23 The proposed conversion to HMO (C4) would not result in an increase in residents within the dwelling and as can be converted under permitted development rights there is an understanding that small HMO's (C4) are not likely to result in significant harm. Furthermore, as in this circumstance the proposed complies with all sections of policy A2 of the Gloucester City Plan the reinforces the understanding that the proposed would not result in any significant harm to neighboring residents of no.2 Oxford St.
- 6.24 The loss of bookmakers on the ground floor even though has been vacant since 2021 is also deemed acceptable. It will result in a decrease in potential foot traffic to the property and within the area which is deemed as an improvement. Therefore, the change of use from bookmakers (suis generis) to small HMO (C4) is deemed to not result in any significant harm to neighboring residents of no.2 Oxford St.
- 6.25 The proposed 5-bedroom property will consist of one ground floor bedroom, two first floor bedrooms and two second floor bedrooms, all of which would be single occupancy. All of the proposed bedrooms meet minimum Described National Space Standards for a single occupancy bedroom of 7.5sqm and meet the minimum required space standards set by government for an HMO.
- 6.26 Concerns were raised from the original submission of the level of light and outlook the ground floor bedroom units would receive. The agent in response from internal consultees comments provided amended plans (27.06.2023) which removed a ground floor unit through the proposed partial demolition of the rear extension to provide greater level of light and outlook for the ground floor bedroom. The single ground floor bedroom unit (Unit 1) now will be served by a rear facing window and roof light. This amendment is considered to result in a greater outlook than previously across the private rear amenity space and that the window and roof lights will provide an acceptable level of light than the previously proposed side facing window.
- 6.27 The partial demolition of the rear single storey extension will also now provide approximately 10sqm of outdoor amenity space which will be boarded by a 1.8m timber fence. The outdoor amenity space is in line with level found within the local context. The proposed outdoor space will be overlooked by the rear facing window of the ground floor bedroom, but this is deemed acceptable level of overlooking as it would be overlooked by its own residents which is an expected norm with a residential dwelling. The proposed exterior fencing will also provide a level of privacy from the neighboring No. 4 rear garden and no. 37 London Rd, who's rear garden also backs on towards no.2, although a shared passageway site between the two.
- 6.28 Both the council's conservation officer and housing strategy officer raised objections to the use of the front ground floor room (currently part of the bookmaker's shopfront) being used as a bedroom. There was concern that if the room was used as a bedroom the shopfront window which is proposed to be maintained would continuously be obscured to ensure privacy of the future residents of the room. Amendments to the floor layout were made by the agent on these comments on 01.04.2023 to rearrange the internal layout to now ensure the use of this room would be a communal living space for the residents. And as such the maintained shopfront window would now be less likely to be obscured continuously in its use as communal space within the dwelling rather than a private bedroom which is believed to have a lesser impact within the conservation area.

6.29 It is therefore considered that the proposed change of use to 5-bedroom HMO would not result in significant harm to the neighboring residents of No.2 nor any future residents. The proposal is considered to comply with the NPPF, policy SD14 of the Joint Core Strategy and policy A1 of the Gloucester City Plan.

6.30 **Housing Projects and Strategy**

The original consultation with the Housing Project and Strategy officer concluded that the application for 6-bedroom HMO would assist in delivery of housing supply, but the unit composition does not meet housing need and does not provide a range of dwellings to create a mixed and balance community in line with policy SD11 of the Joint Core Strategy. But concluded that the application could be made acceptable by a reduction in quantum and the inclusion of outdoor amenity space.

6.31 On these and other comments made by internal consultees the agent submitted amended plans on 27.06.2023 with included the partial demolition of the single storey rear extension. This resulted in a reducing of one bedroom and the creation of outdoor private amenity space. As such the Housing Project and Strategy officer provided revised comments of 29.06.2023 recommending approval of the proposal as all their consultation comments had been addressed.

6.32 **Historic Environment**

Number 2 Oxford Street is a designated heritage asset; Grade II listed and dates from 1823 and is part of a uniform terrace of 10 dwellings on the east side of the Street, number 2 being the exception with a 19th or early 20thC shop on the ground floor. The terrace is located within the London Road Conservation Area. The most recent use of the building is as a betting shop which has now ceased, and the building is vacant and in poor repair. The proposed scheme for the conversion of the building to accommodate a 6-bedroom house of multiple occupation has been revised to 5.

- 6.33 The internal ground floor has been substantially altered, whilst the first and second floors are relatively unaltered. The upper floors retain historic features as identified in the Heritage Impact Assessment. The proposed conversion to a 6-bedroom house of multiple occupation, has been revised and reduced to 5 with shared bathrooms on the first and second floor and the retention of the late 19thC /early 20thC shop front, these are deemed welcome revisions following on from previous proposals from the council's conservation officer.
- 6.34 The retention of the shop front is supported by the conservation officer and by the Civic Trust as the shop front marks an important early change in the use of this building in the early 20thC and although later than the original construction of the building, it has historic value and should therefore remain. The previous application (22/00493/LBC) sought to replace the shop front with a window, however this was considered to be an inappropriate alteration as it resulted in the loss of historic fabric, and the application was subsequently withdrawn on that basis and the level of change overall. The retention of the shop front window reduces the level of harm to the listed building and the London Road Conservation Area and is a welcome revision to the proposed scheme.
- 6.35 To the rear, the late 20thC outshoot extension is proposed to be reduced in size to enable the creation of out-door space. This change is to late 20thC fabric and as such the conservation officer believes the extension does not add value to the significance of the listed building as it is basic and utilitarian in construction and therefore has no objections to its alteration. The proposed sash window of 3 over 6 lights will replicate that on the 3rd floor and is also considered an acceptable design.
- 6.36 Internally the proposed 3 shared bathrooms is an improvement from the individual ensuite proposed in the previous application, this is deemed acceptable in principle by the conservation officer, however it will inevitably result in considerable alteration including new service and extraction routes, which are not identified or detailed on plan.
- 6.37 Furthermore, the conservation officer states that the proposed insertion of fire doors and the approach for fire safety has not had consideration for the historic building or been discussed with the conservation officer and they have concern that a conservation approach to fire safety upgrading has not been fully considered or applied to the internal design. The removal of historic fabric is to be resisted and the proposed alterations such as installation of fire doors is not sufficiently detailed as to the approach where historic fabric exists, therefore if the application is approved this detailed information will be required by way of condition.
- 6.38 The Georgian buildings in this terrace are compact and a density at this level will inevitably result in some degree of harmful alteration, although in this case the building is already substantially altered at ground level and has been compromised on the upper floors with the removal of historic fire surrounds, as a result the conservation officer deems the proposed alterations are unlikely to affect the significance of the asset and the partial removal of the over large rear extension is to be welcomed.
- 6.39 It is therefore considered that the level of harm to the listed building would be at the lower end of less than substantial harm, however there is benefit resulting from the reuse of the building which has been empty for some time, therefore the conservation officer states that they are able to support this application and recommend approval subject to the conditions.

6.40 The proposed is therefore considered to comply with the NPPF, policy SD8 of the Joint Core Strategy and policy D1 of the Gloucester City Plan.

6.41 **Natural Environment**

Cotswold Beechwoods Special Area of Conservation (SAC) is part of a network of European sites that are of particular importance for nature conservation and subject to strict legal protection. The designation, protection and restoration of European wildlife sites is embedded in the Conservation of Habitats and Species Regulations 2017, as amended, which are commonly referred to as the 'Habitats Regulations'. Importantly, the most recent amendments (the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019) take account of the UK's departure from the EU.

6.41 Policy E6 of the Gloucester City Plan and policy SD9 of the Joint Core Strategy state that development will not be permitted where it would likely lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (along or in combination), and the effect cannot be mitigated. In order to retain integrity of the SAC and to provide protection from recreational pressure, all development that results in a net increase in dwellings will be subject to a Habitats Regulations Assessment for likely significant effects.

6.42 The proposed change of use to a 5-bedroom House of Multiple Occupation (C4) under the categorisation set out within the Cotswold Beechwoods SAC and Policy E6 of the Gloucester City Plan does not constitute the net increase of a dwelling. As such is not required to provide financial mitigation in line with the SAMM (Strategic Access Management & Monitoring) and SANG (Suitable Alternative Natural greenspace) set out within policy E6 of the Gloucester City Plan.

6.43 The proposed is therefore considered to be in accordance with Policy E6 of the Gloucester City Plan and policy SD9 of the Joint Core Strategy.

6.44 **Economic considerations**

The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the Joint Core Strategy identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

6.45 **Conclusion**

Both applications for change of use (23/00037/FUL) and for Listed Building Consent (23/00038/LBC) have been considered in the context of the policies and guidance referred to above. The proposed is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area, historic environment and natural environment. As such the proposed change of use from bookmakers (Suis Generis) and dwelling (C3) to a five-bedroom HMO (C4) is deemed acceptable and accordingly it is recommended that planning permission be granted.

7.0 RECOMMENDATION OF THE HEAD OF PLACE

That planning permission is **GRANTED** for the proposed change of use (**23/00037/FUL**) 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

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers:

- Proposed Block Plan and Floor Plan – A769P-389-03 Rev K
- Proposed Elevations – A769P-389-04 Rev D
- Proposed Window Sections – A769P-389-05
- Proposed Door Sections - A769P-389-07

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 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 3

The development hereby permitted shall not be occupied until the bin storage facilities have been made available for use in accordance with the submitted plan drawing no. A769P-389-03 Rev K and those facilities shall be maintained for the duration of the development.

Reason

To ensure compliance with Policy A1 of the Gloucester City Plan.

Condition 4

The development hereby permitted shall not be occupied until cycle storage for a minimum of five bicycles have been made available for use in accordance with the submitted plan drawing no. A769P-389-03 Rev K and those facilities shall be maintained for the duration of the development.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National

Planning Policy Framework.

Condition 5

The estimated consumption of wholesome water per dwelling per day in the development hereby permitted must not exceed 110 litres of water per person per day.

Reason

To ensure compliance with Policy G6 of the Gloucester City Plan.

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:

- 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

Please note that the issuing of planning permission does not grant a licence for the operation of a House in Multiple Occupation. Please ensure the correct licence is obtained prior to use. Failure to do so could result in enforcement action being taken. To apply for a licence please contact psh.focus@gloucester.gov.uk

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.

8.0 RECOMMENDATION OF THE HEAD OF PLACE

That planning permission is **GRANTED** for the proposed Listed Building Consent (**23/00038/LBC**) 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:

- Proposed Block Plan and Floor Plan – A769P-389-03 Rev K
- Proposed Elevations – A769P-389-04 Rev D
- Proposed Window Sections – A769P-389-05
- Proposed Door Sections - A769P-389-07
- Proposed Construction Details – A769P-389-05

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 Plan

No work shall commence 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.

- Door openings;
- 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 – Door and Windows

Prior to any alteration or removal, a door and window schedule specifying repairs and alterations to windows and doors will be submitted to and approved in writing by the local planning authority. Historic doors will be retained in-situ and shall not be over-boarded.

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 and RAL colours (Listed Buildings)

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

- Flue pipe(s) & vents;
- Meter boxes
- Lighting
- Satellite dishes/Ariel

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 – Approval of Details: window sections, eaves, verges and barge boards (Listed Buildings)

The development hereby permitted shall be carried out in accordance with architectural details of window sections, eaves, verges and barge boards at a scale of 1:5 and RAL colour for all external joinery which have first been submitted to and approved in writing by the Local Planning Authority. 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 7 – 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 8 - Specification of guttering and downpipes (Listed Buildings)

All rainwater guttering and downpipes shall be of 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.

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:

- 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

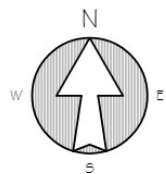
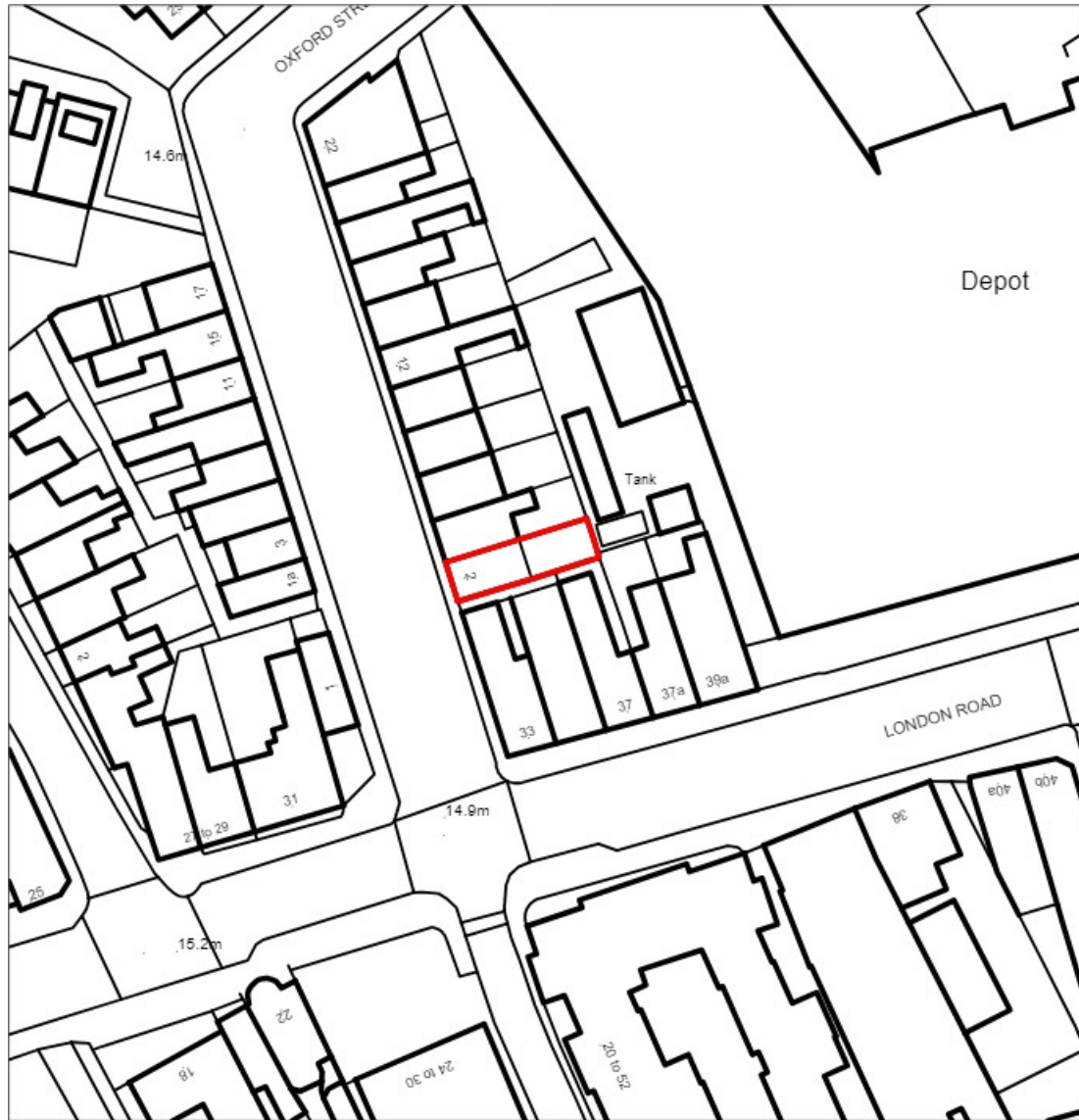
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Person to Contact: Harriet Parker (396753)

Planning Application: | 23/00037/FUL &
23/00038/LBC

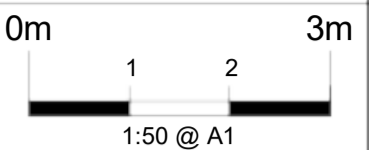
Address: | 2 Oxford Street Gloucester
GL1 3EQ

Committee Date: | 05.09.2023

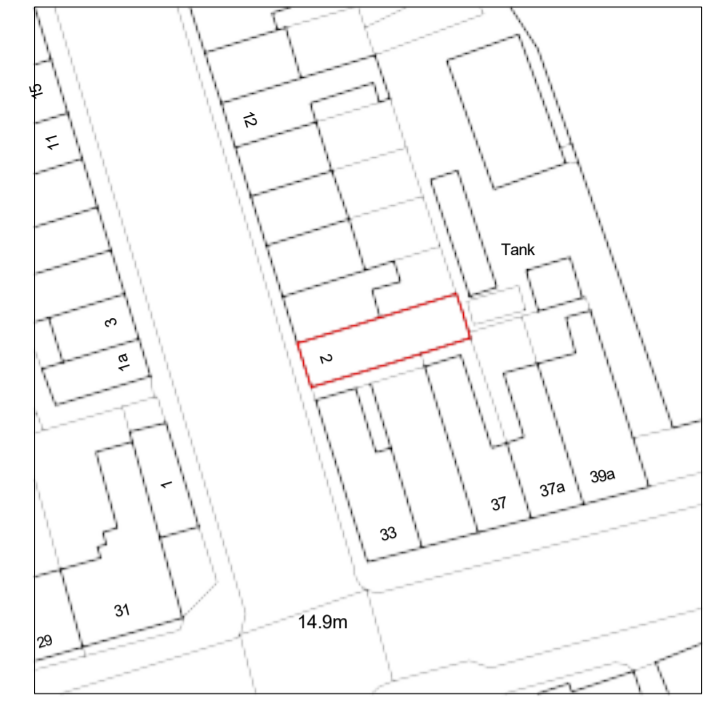


LOCATION PLAN, 1:1250

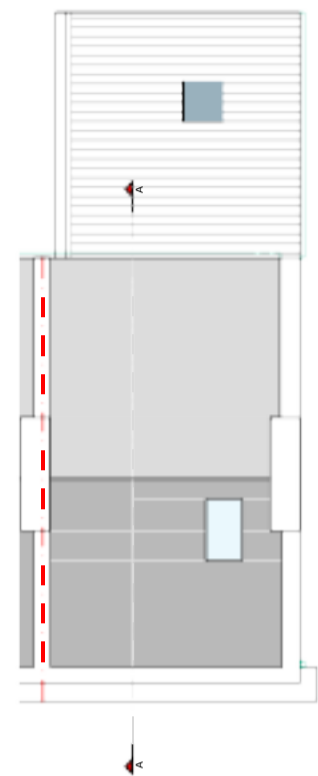
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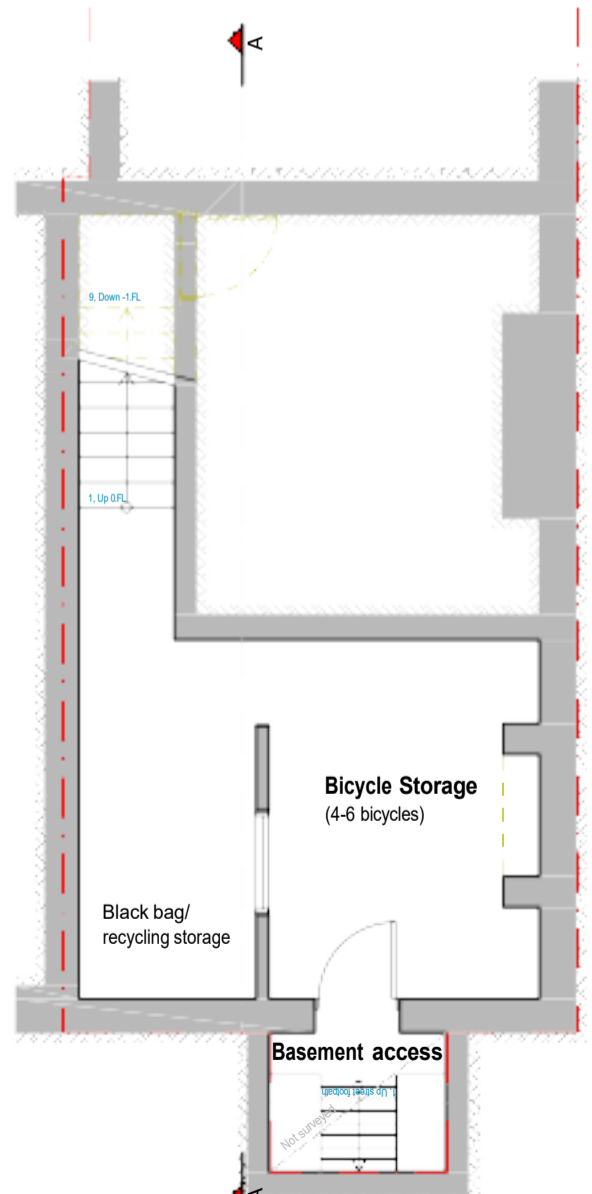
- Key:**
- Existing structures
 - Demolished
 - New structures
 - Approx. Boundary line
 - G / RG - Gully / Roddable gully
 - SP / SVP - Soil pipe / Soil vent pipe
 - IC - Inspection chamber
 - RWP - Rain water pipe
 - R / TR - Radiator / Towel rail
 - Approx. levels



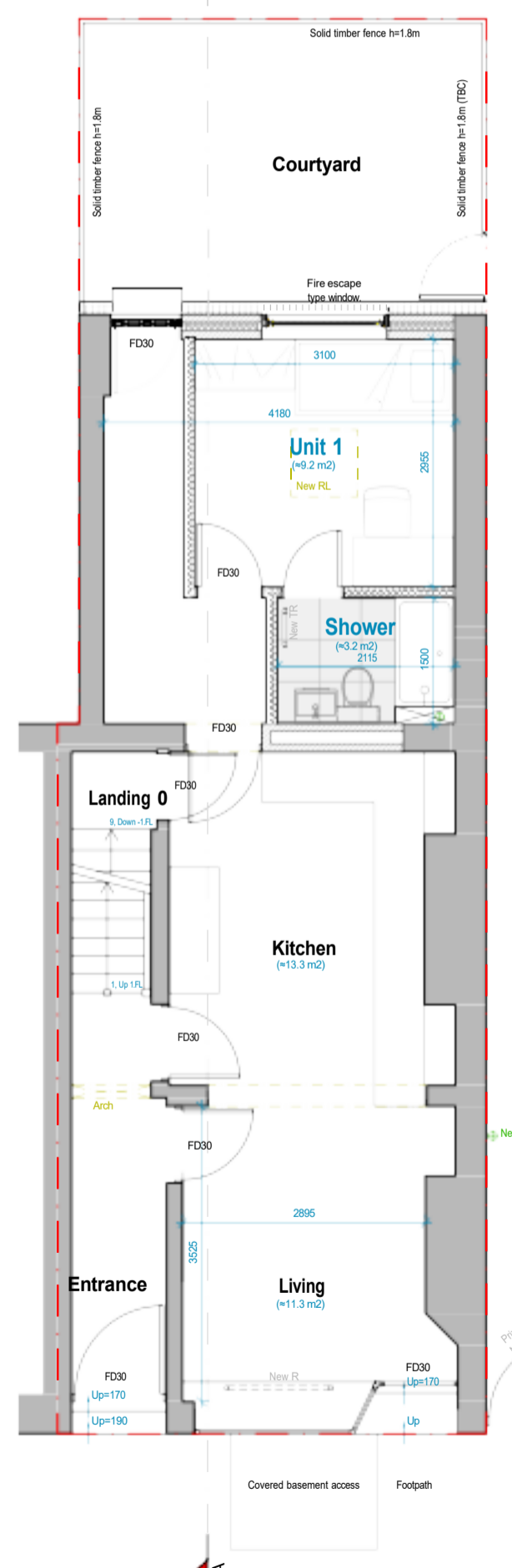
Proposed - BLOCK PLAN, 1:500



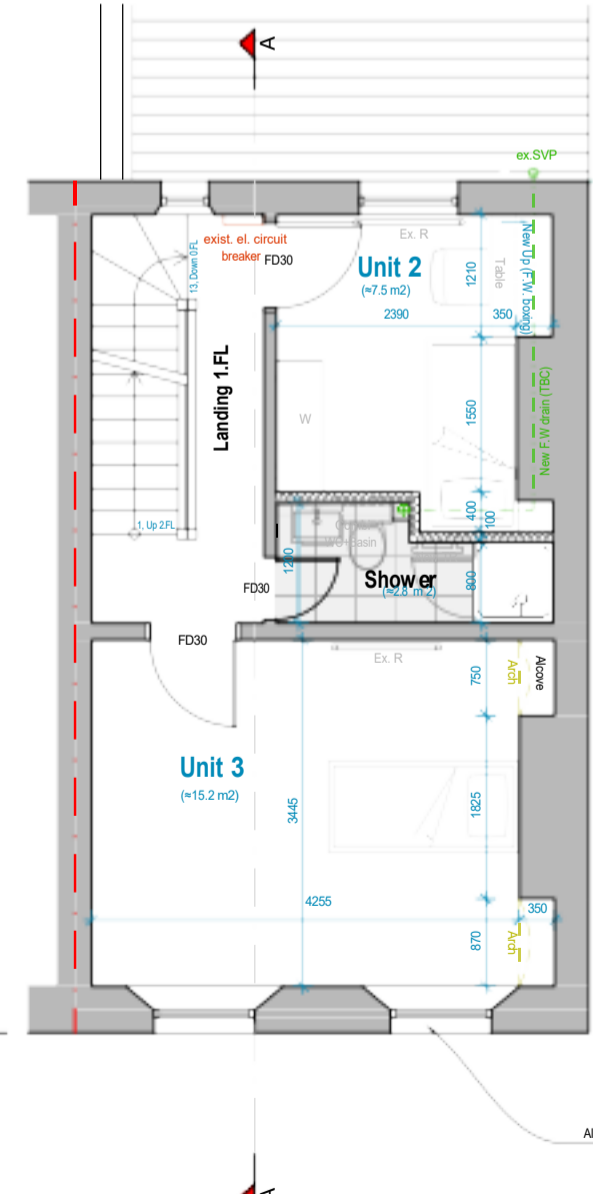
Proposed - ROOF PLAN, 1:100



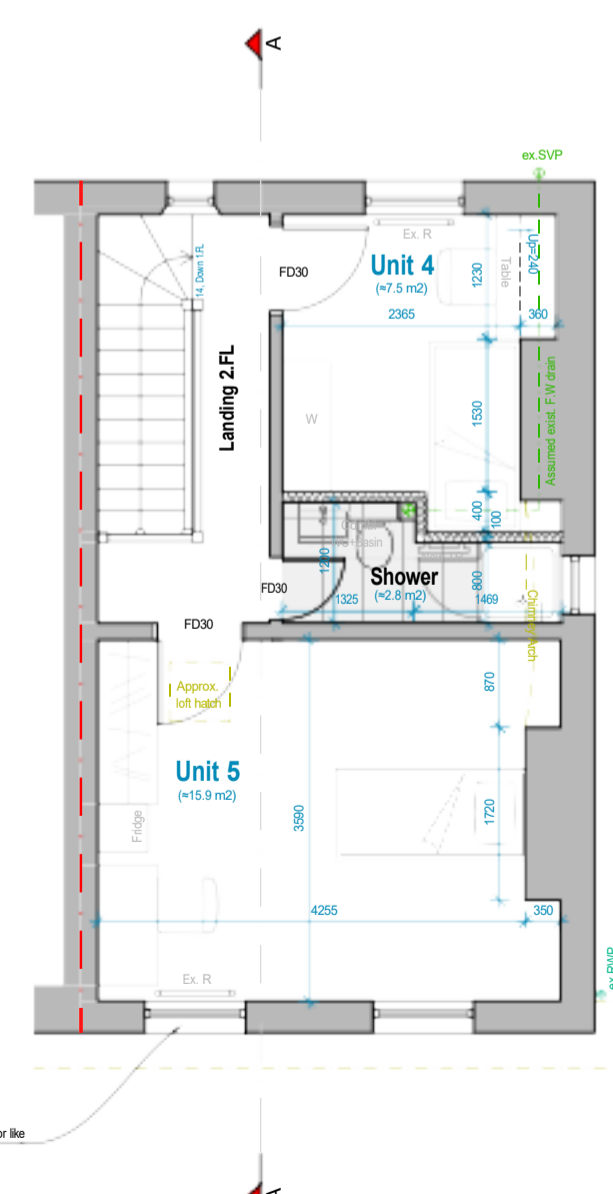
Proposed - BASEMENT PLAN, 1:50



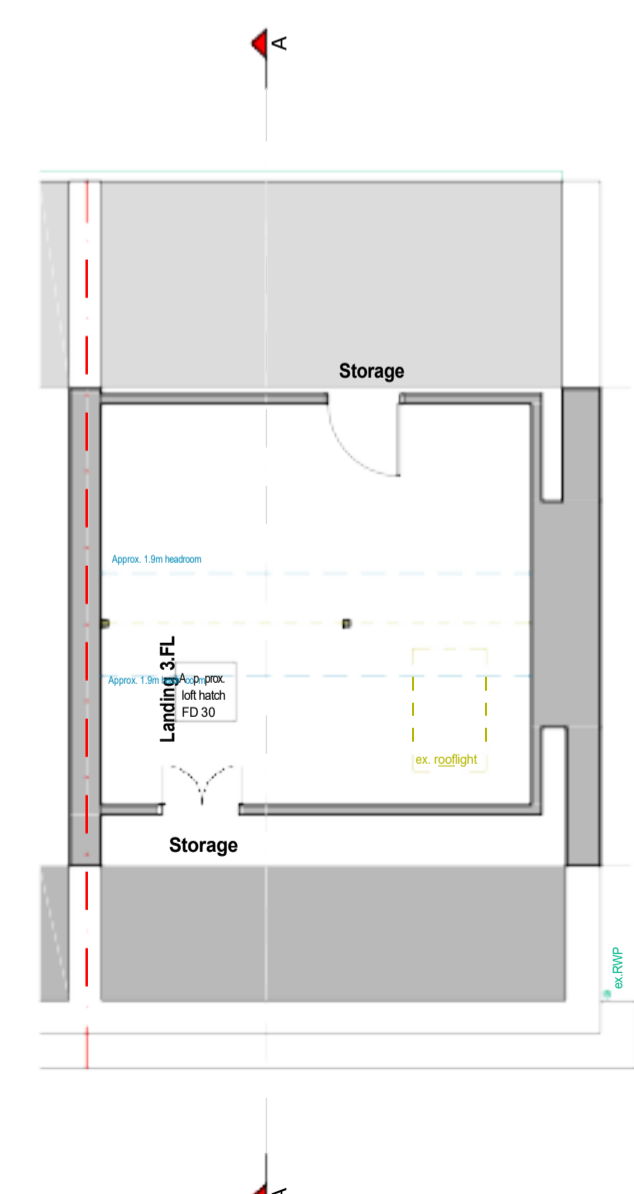
Proposed - GROUND FLOOR PLAN, 1:50



Proposed - FIRST FLOOR PLAN, 1:50



Proposed - SECOND FLOOR PLAN, 1:50



Proposed - THIRD (LOFT) FLOOR PLAN, 1:50

CAVEAT NOTE:

- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to placing any order and commencement of works.
- Boundary lines are shown in approximate positions. Exact positions of boundary lines to be established on site before commencement of works.
- Foundations shown are subject to Structural Engineer's design and to Building Regulations approval.

Rev.	Date	Revisions
K	JUN 23	Unit 1 - Ensuite
J	JUN 23	New rear courtyard.
H	MAY 23	Previous Unit 3 turned to Communal Room, 2x New rooflights in Unit 1 & 2
G	FEB 23	Unit 1 En's omitted, 1.FL Bath adjusted Kitchen unit along the chimney wall, Living, Unit 3 swap Furniture
E	JAN 23	Furniture
E	JAN 23	Bicycle and refuse storage in basement.
D	OCT 22	Units 3 & 5 enlarged to 7.5m2. Ensuite added to Unit 1. New kitchen door. Sitting room relocated to 1.FL and Unit 3 relocated to 0.FL
C	OCT 22	Dimensions added
B	AUG 22	GF simplified
A	AUG 22	Less bathrooms. Exist. layout retained. Exist. shop window retained.



TITLE
2 Oxford Street,
Kingsholm,
Gloucester,
GL1 3EQ

DESCRIPTION
External and internal alterations to
Grade-II listed building

As PROPOSED	
DATE FEB 2022	SCALE @ A1
DRAWN VH	DATE ---

A769P-389 - 03 K



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EXISTING PITCHED ROOF (ventilation required)

- Existing tiles and existing roof structure to remain. Contractor to check if the roof is already insulated, if not provide:
- (1) if applicable, at eaves min. 300mm insulation Knauf Omnifit Roll 40 (or equiv.) between roof ties. If ceiling is being replaced then underlay with Vapour Control Layer membrane with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim.

INTERNAL FLOOR FIRE & SOUND SEPARATION:

- Existing structural floor to be retained (subject to S/E)
- If the ceilings/ rooms below are not to be disrupted then: **(HD1006 : HUSH-SYSTEM 1)**
Existing ceiling to remain. Lay e.g. 100mm Knauf Insulation Acoustic Roll (with minimum density of 10kg/m³) between joists on 25mm chicken wire mesh stapled to sides of joists at least 40mm up from ceiling level and @ 600 c/s (to provide min. 30mm fire resistance). Floor finish to client's choice on re-used existing/ new treated sw t&g boards on resilient strips stapled to joists tops. Re-install skirtings to match existing.
 - If the ceilings/ rooms below are disrupted then: **(HD1044 : ACOUSTIC BASEMENT SYSTEM)**
Remove existing ceiling. Lay 100mm Knauf Insulation Acoustic Roll (with minimum density of 10kg/m³) between joists. Install resilient sound isolation clips and underlay with sound insulation board and with min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling. Re-install coverings to match existing.

GROUND FLOOR:

- Existing structural floor to be retained (subject to S/E)
- If the ground floor boards are not to be disrupted then:
Existing floorboards to remain.
From below lay 150mm Knauf Rocksilk slabs between joists. Underlay with breathable membrane and min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling.
 - If the ground floor boards are disrupted then:
Remove existing floor boards. Lay 150mm Knauf Rocksilk slabs between joists on 25mm chicken wire mesh stapled to sides of joists at least 40mm up from ceiling level and @ 600 c/s (to provide min. 30mm fire resistance). Overlay joists with VACL (vapour and air control layer) and re-use existin/ new treated sw t&g boards. Re-install skirtings to match existing.
From below underlay existing joists with breathable membrane and min. 12.5mm Fireline plasterboard (to provide min. 30mm fire resistance) with all joints taped and filled and finish with 3mm skim to underside of ceiling.

MAKE GOOD:

- Make good any disrupted areas.
- Any materials of historical value to be repaired with the like for like.
- Fire-resistant intumescent coating to be applied to structures that cannot be replaced but require 30mins. fire resistance.
- Any existing coverings, skirtings and other mouldings that were allowed temporarily to be removed during construction works to be re-instated and to match existing.

Proposed - SECTION A-A, 1:50
all notes are subject to site findings, Structural design and Building Control Approval.

GROUND FLOOR

- Assumed suspended timber floor:**
Remove existing floor boards.
Lay 130mm Kingspan Kooltherm K103 between joists. Overlay joists with VACL (vapour and air control layer) and re-use existin/ new treated sw t&g boards. Re-install skirtings to match existing. Make sure the void below is adequately ventilated.

GROUND FLOOR

- Concrete Screed:**
If applicable, existing floor screed and insulation to be dug out. Existing concrete slab to remain.
Install new 1200 Gauge polythene DPM, tide in to DPC and lapped with existing DPM. Lay new 80mm thermal insulation Kingspan Kooltherm K103 and 25mm perimeter insulation for screed. Lay 500 Gauge polythene separation membrane and 65mm sand/cement concrete screed over.
- Allow for floor finishes. Finishes to client's choice. New and existing floor levels to align.

INTERNAL STUD WALLS

- HD1053: SINGLE METAL STUD WALL**
Each side min.12.5mm Gyproc Fireline (Gyproc FRMR fire&moisture resistant in wet rooms)+15mm sound block plasterboard on metal studs and resilient bars.

STAIRCASE & EACH ROOM FIRE COMPARTMENT

- Subject to final measure on site.
- Existing staircase to remain. To be checked and to be fully compliant the Bldg Regs Part K.
 - Check existing if fire escape route at the main stairs at each floor level achieves min. 30mins fire resistance. throughout, extending to final exit.
 - Walls** - to be of masonry or studwalls layed both sides with 12.5mm Gyproc Fireline (Gyproc FRMR fire&moisture resistant in wet rooms).
 - Ceiling** - 12.5mm Gyproc Fireline
 - Internal Fire Doors** - Firedoors to be FD 30, self closing, intumescent strips with combined cold smoke seals. All bedroom firedoors and the entrance doors to be supplied with a thumb-turn on the inside to allow escape in case of fire.
 - Staircase glazing** - Any glazings creating part of the protected route to be min. 30 mins. fire resistant.
 - Staircase soffit** - to be clad where within any accessible room with 12.5mm Gyproc Fireline.
 - Fire escape route signage:** fire escape signage to be provided.
 - Fire escape emergency lighting:** to be provided on each floor inside and outside and to comply with BS 5266 Part 1. The system should provide no less than 3 hours duration and be a non-maintained system. The system must operate in the event of a circuit failure to follow BS 5266:2016 standards. All wiring should follow I.E.E. Wiring Regulations (PVC or sheathed cable).
 - Fire detection system:** to be provided.
 - Fire fighting equipment:** fire extinguisher, fire blanket, etc. to be provided
 - Loft hatch:** thermally insulated FD 30

EXISTING LOW PITCH ROOF (ventilation required)

- Existing metal sheets and existing roof structure to remain (subject to S/E). Contractor is to check condition of existing roof for defects. Contractor to check if the roof is already insulated, if not provide:
- if applicable, min. 300mm insulation Knauf Omnifit Roll 40 between roof ties. Underlay with Vapour Control Layer membrane with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim.

NEW EXTERNAL WINDOWS AND DOORS

- Wooden or Composite, colour to match existing and to be double glazed with low E glass, 16mm Argon filled gap between panes.
Obscured glazing: the Bathroom, Shower, WC, En-suite are proposed to have obscured glazing.
Security: Windows to have window locks and comply with Fire Escape specification.
Security lock system to be provided to all doors.
Fire safety: Minimum clear size of opening for Fire Escape windows (refer to on plans as "NW(FE)") is 450x750mm and vertical position to the bottom of the clear opening from finished floor level to be max. 1,100mm in accordance with AD Part B.

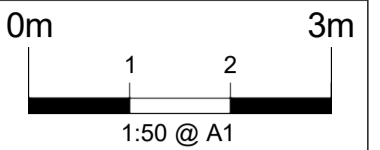
EXISTING EXTERNAL WINDOWS AND DOORS

- Existing windows and doors to remain and to be draught-proofed. If they need to be repaired then they should remain single glazed as original ones and to be of the same material and paint matching existing. For noise reduction recommended is use of non-flammable heavy curtains. (in accordance with document "Historic England - Draught-proofing Windows and Doors"

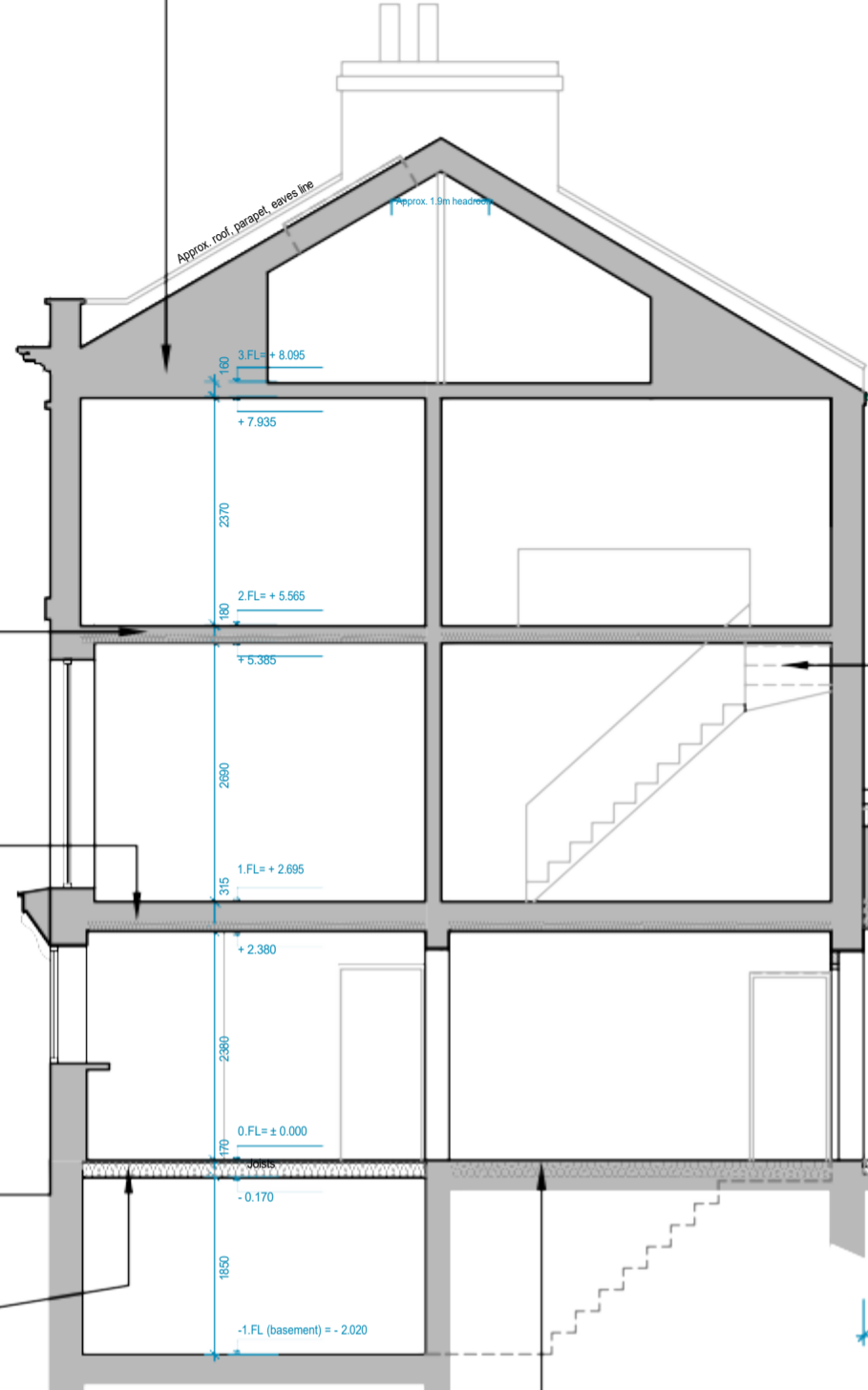
NEW ROOFLIGHTS (SKYLIGHTS)

- proposed is "The Conservation Plateau Rooflight" for the rear metal flat roof from The Rooflight Company"
- Anthracite grey colour.
- to be openable.

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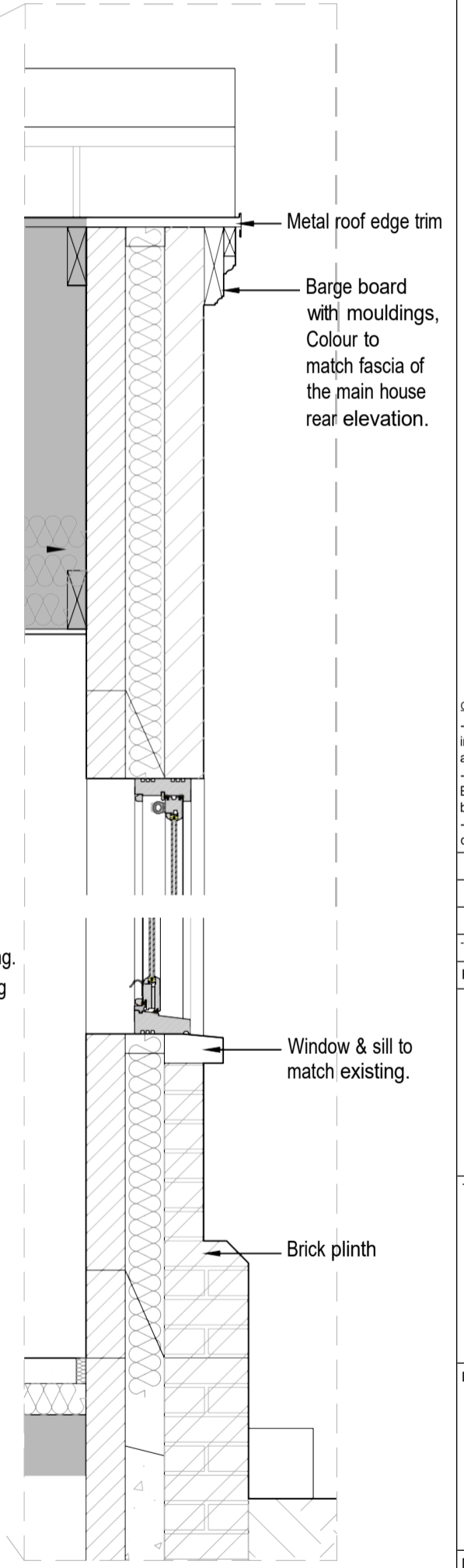


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 - R / TR - Radiator / Towel rail
 - Approx. levels



Existing rear extension appears to be later add, assumed it was built during the second half of 20th century.

External cavity wall. Outer leaf facing brick to match existing.



Metal roof edge trim
Barge board with mouldings, Colour to match fascia of the main house rear elevation.

CAVEAT NOTE:
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- Foundations shown are subject to Structural Engineer's design and to Building Regulations approval.

Rev.	Date	Revisions

PSK architect
Specialist in Conservation
PSK Cheltenham Ltd
41 Bath Road
Cheltenham
GL53 7HQ
Tel. 01242 304477

TITLE
2 Oxford Street, Kingsholm, Gloucester, GL1 3EQ

DESCRIPTION
External and internal alterations to Grade-II listed building

As **PROPOSED**

DATE FEB 2022	SCALE @ A1
DRAWN VH	DATE ---



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