

**APPLICATION NO: 24/00251/FUL**  
**VALIDATED ON: 29th April 2024**

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

**Location: 58 Eastgate Street Gloucester GL1 1QN**

**Proposal: Change of use of the ground floor of the Listed Building from commercial to residential.**

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 - Time Limit**

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 - Approved Plans**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers: Site Location Plan, 1 - Existing and Proposed Block Plan, 2 - Existing Floor Plans, 3 - Existing Roof Plan and Section, 4 - Existing East & North Elevation Plans, 5 - Existing West & South Elevation Plans, 6A - Proposed Ground Floor & Section Plan, 7 - Proposed East & North Elevation Plan, 7 - Proposed West & South Elevation 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.

**Condition 3 - Bicycle Parking**

The development hereby approved shall not be occupied/be brought into use until sheltered, secure and accessible bicycle parking has been provided for each flat with circulation space according to LTN 1/20. The storage area shall be maintained for this purpose thereafter.

**Reason**

To promote sustainable travel and healthy communities according to INF1 of the Core Strategy Local Plan, PD 0.1 and 0.4 of the Local Transport Plan and paragraphs 114 and 116 of the National Planning Policy Framework 2023.

**Condition 4 - Access gates**

The development hereby approved shall not be occupied until the rear car park gates have been removed and any proposed access gates have been set back 5 metres from the adjoining carriageway edge and made to open inwards only.

**Reason**

In the interests of highway safety according to INF1 of the Core Strategy Local Plan, PD 0.1 and 0.4 of the Local Transport Plan and paragraphs 114 and 116 of the National Planning Policy Framework 2023.

**Condition 5 - Repairs to match**

All development comprising work 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 6 - Joinery: Windows and Doors**

The development shall be carried out in accordance with detailed drawings of the proposed windows and doors, at a minimum scale of 1:5 with moulding profiles at full size, including elevations and sections, which shall first be submitted to and approved in writing by the Local Planning Authority and the fitted joinery shall be in accordance with the approved details.

**Reason**

To protect and maintain the character and appearance of the area in which this development is located.

**Condition 7 - Railings**

The development shall be carried out in accordance with detailed drawings of the proposed railings at a minimum scale of 1:5, including elevations and sections, which shall first be submitted to and approved in writing by the Local Planning Authority and the fitted railings shall be in accordance with the approved details.

**Reason**

To protect and maintain the character and appearance of the 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 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](mailto:building.control@stroud.gov.uk) and [www.gbcpartners.co.uk](http://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 requirement 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.

**Date: 26th November 2024**



**Sean Herbert**  
**Planning Development Manager (Interim)**

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