

CHELTENHAM PLAN

ADOPTED JULY 2020



CHELTENHAM
BOROUGH COUNCIL

POLICY HE1: BUILDINGS OF LOCAL IMPORTANCE AND NON-DESIGNATED HERITAGE ASSETS

Planning permission will only be granted where it would involve the demolition of, or substantial alteration to, the external appearance of:

- a) any building designated as being of local importance on the Local List, and
- b) any non-designated heritage assets

when it can be demonstrated that:

- a) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and
- b) retention of the building, even with alterations, would be demonstrably impracticable; and
- c) the public benefits of the redevelopment scheme outweigh the retention of the building.

Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be required to have regard to the scale of any harm or loss to the significance of the heritage asset.

This policy contributes towards achieving the Cheltenham Plan Vision: Theme A - objective a; Theme C - objective a.

BUILDINGS OF LOCAL INTEREST

9.15. In addition to buildings of local importance and non-designated heritage assets, there are other buildings and structures in the Borough which are of particular local importance for their distinctiveness or contribution to the visual or historic character of the area. Frequently, such buildings are within conservation areas, which provide protection from precipitate demolition. However, the demolition of non-residential buildings outside conservation areas is not subject to planning control. An Index of Buildings of Local Importance has been published and will be periodically reviewed. Where continuation of the original use is no longer feasible, the Council will support a change of use or, where appropriate, the inclusion of the building in a wider scheme of development.

NATIONAL AND LOCAL ARCHAEOLOGICAL REMAINS OF IMPORTANCE

9.16. Development affecting the Borough's important archaeological heritage must, wherever possible, preserve remains in situ and protect their settings. In instances where development affects sites of local archaeological importance and preservation in situ is not feasible, it will be important that these finite, non-renewable resources are appropriately recorded.