



Planning Approval – Conservation Area

Site: Cheltenham

Value: £5 million

Offer: Town Planning Consultancy

Overview

Evans Jones was appointed by The Cheltenham Ladies College as Town Planning Consultants to guide the College and their Architects in securing detailed planning permission for a 70 bedroom Boarding House. Evans Jones provided pre-purchase advice to the College including detailed pre-application discussions with local authorities planning and conservation officers, providing detailed guidance as to the viability of the College's proposals and a strategy for eventually securing the detailed planning permission.



Challenges



The site presented numerous challenges being located within the conservation area and surrounded by existing residential and commercial occupiers. To accommodate the desired density the proposed building required one extra storey and greater site coverage. (compared to the existing building on site). Evans Jones handled the public consultation, planning application, and presentation to planning committee, culminating in detailed planning and conservation area consent being granted by unanimous vote at the planning committee.

Results

The application generated wide public interest ranging from support to vehement objection. Evans Jones, using their skill and judgment, were able to delicately guide the application through to formal approval. As the works are now nearing completion this high quality building sits comfortably within its surroundings, validating the planning submissions made at the time of the original application.

The success of the project followed detailed engagement with stakeholders and the consent as achieved provides a high quality building which positively enhances the Conservation Area.



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