

WARD: Cabot **CONTACT OFFICER:** Charlotte Sangway
SITE ADDRESS: 3-8 Redcliffe Parade West Bristol BS1 6SP

APPLICATION NO: 13/03492/F Full Planning
 13/03495/LA Listed Building Consent (Alter/Extend)

EXPIRY DATE: 5 November 2013

Conversion to provide 6 No 5-bed houses; demolition of modern office; construction of 5 No 4-bed mews houses; 1 No 3-bed mews house and 2 No 1 -bed flats over ground floor parking (Barossa Place); removal of all hard surfacing and creation of private house gardens (Major application).

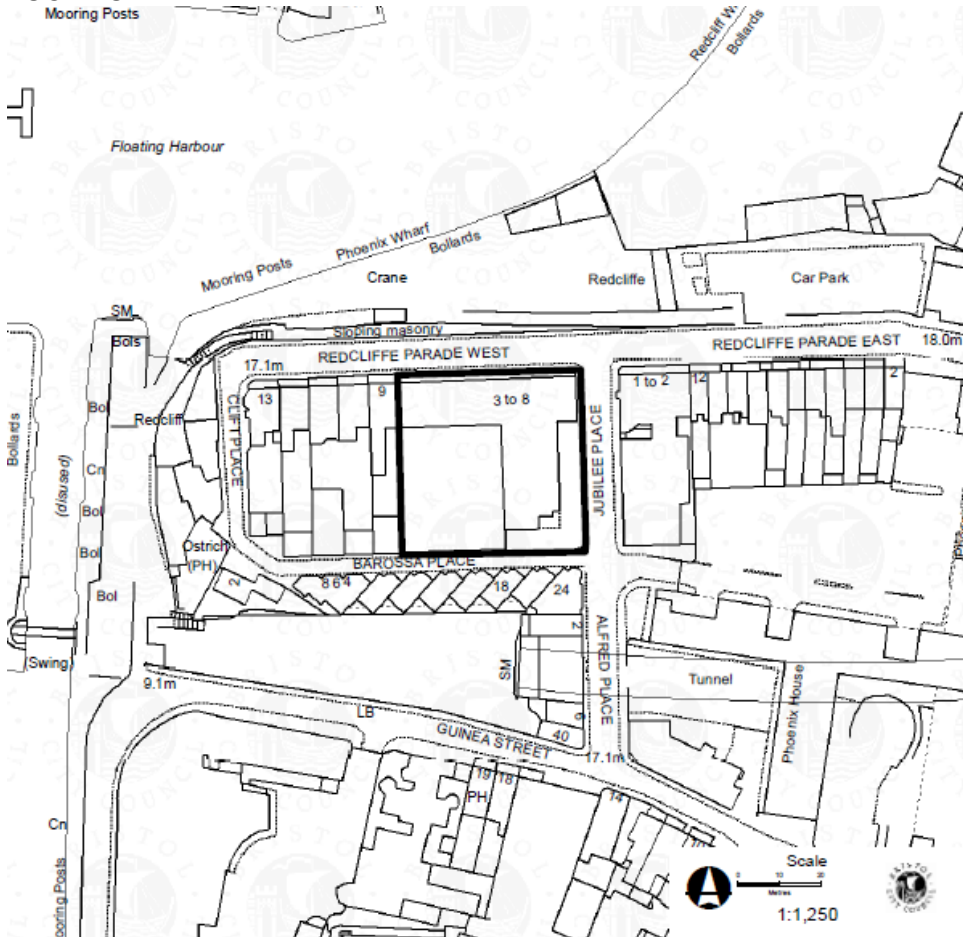
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: David Corley Architect
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APPLICANT: Branfield Limited
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The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



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APPLICATION UPDATE

The full detailed, original consideration of these applications is covered in the officer's full report, which is appended to this update report.

This document provides only an update on revisions made to the scheme since the applications were originally put before Committee Members earlier this year with a recommendation for approval (see '*Application history*' below). The officer recommendation for the revised applications is for approval and a separate list of conditions is listed separately below for each application.

APPLICATIONS

Two applications are before Members for consideration:

- 13/03492/F- Planning application for external works for the construction of new dwellings.
- 13/03495/LA- Listed building consent for internal and external works to the listed buildings and construction of the proposed new dwellings within their curtilage

The original report covers the considerations of both applications in a single report, with a separate list of conditions for each application (appended).

APPLICATION HISTORY

Both applications were originally brought before Members of the Development Control (Central) Committee for determination on 29 January 2014, however Members voted to defer the decision until the next meeting to enable Members to undertake a visit to the site.

On 19 February 2014 at the Committee meeting that followed the site visit; Members discussed the proposals in detail and concerns were raised regarding the impact on the residential amenity of the occupiers of the properties on Barossa Place as a result of the scale and proximity of the housing element of the development fronting Barossa Place. In addition, concerns were raised regarding the increased movement that the development would generate and highways safety along Barossa Place. However, Members were positive about the other benefits of the scheme in terms of the provision of family housing on the site. As a result of these concerns, Members voted to defer the decision again in order to allow the applicants the opportunity to resolve the issues raised.

Since this time the applicants have consulted directly with members of the local community to propose a revised scheme that seeks to address the issues raised. Officers have provided some limited feedback since this time regarding the revised options presented to them by the architect. The proposed revisions are outlined below.

PROPOSED REVISIONS TO THE SCHEME

The revised scheme presented to Members (see Supporting Documents) incorporates the following changes:

- 6 mews houses and 2 no. 1-bedroom flats are now proposed (previously 5 mews houses and 3 flats);

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- The revised mews houses now have a pitched roof design (compared to a flat roof previously) that incorporates a second storey of accommodation within the roof space. This reduces the bulk of the buildings closest to Barossa Place. Refer to Plan 772-P29B.
- The overall height of the proposed mews houses is increased from 8.7m to 9.5m (due to the pitched roof); however the eaves height at the point closest to Barossa Place is reduced from 8m to 6m. Refer to Plan 772-P29B.

NB The exception is proposed mews house H1, which remains 8.7m in height as per the previously proposed mews house on this part of the site. However, the design of this property is now with a gable roof design, which would reduce its impact.

- The proposed mews houses have been set back further from the edge of Barossa Place as follows:
 - o Ground floor: was 2.5m set-back, now 3m.
First floor: was 1m set-back, now 3m with projecting bay window

NB The exception is proposed mews house H1, which is now 2m from Barossa Place (compared to 2.5m previously);

- o Separation distance from existing Barossa Place houses: was approximately 6m to first floor, now approximately 8m to first floor level.
 - o Separation distance of proposed mews houses to the houses within the listed buildings of Redcliffe Parade West (first floor level): was 18m, now reduced to 17.5m. The gardens of the listed houses would be slightly reduced as a result from 10.5 to 10m. Trees are proposed within the gardens of the listed houses, which would provide some screening.
 - o The gardens of the proposed mews houses would increase slight in width and also depth (to 5m). (The width of the proposed mews houses is increased slightly (was 5m now 5.8m).
- The first floor windows to the mews houses on Barossa Place have been revised from casement windows to a projecting bay design allowing views in one direction only, angled away from the properties opposite. (NB House H1 is an exception and retains casement windows).
 - Street trees have been introduced to Barossa Place to provide additional screening;
 - Terraces are proposed to the rear part of the roof of the mews houses;
 - Solar panels are now proposed to the pitched roof of the mews houses fronting Barossa Place (these were previously located on the flat roof);

Flats

- The design of the flats has been revised to reflect the reduced number of flats. The bulk at the junction with Barossa Place has been reduced to two-storeys. The Jubilee Place elevation has been amended. The number of windows in the Barossa Place elevation has been reduced.

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- The previously proposed communal parking area (serving the listed houses) accessed from Jubilee Place has now been amended to garages for each houses accessed directly from Jubilee Place. The garages would have separate access doors but are linked internally to allow additional room to access vehicles.
- Revised refuse storage arrangements for the listed houses are proposed;

FURTHER PUBLICITY AND CONSULTATION

Further publicity and consultation regarding the proposed amendments has now been carried out via site notices and individual letters to residents.

Four written representations have now been received from local contributors commenting in support of the proposals (from parties who objected previously and who live in the immediate vicinity of the site on Barossa Place). Two of these residents commented that they would have liked to have seen further improvements as the revisions do not fully address all of their concerns; however they do not wish to object further. One of these contributors commented that their support was subject to the inclusion of the proposed street trees. They also seek a covenant on the mews houses to prevent parking in front of the mews houses and ask consideration to be given to the introduction of a clockwise 'residents only' one-way system to reduce the risk of highways safety issues.

FURTHER COMMENTS FROM INTERNAL CONSULTEES

The Urban Design Team raised no objections to the proposed design revisions.

The Transport Development Management Team raised no objections to the proposed amendments and is satisfied that highways safety would be safeguarded. Verbal comments received- see Key Issue for full details.

The Arboriculture Team commented that it is their view that the proposed trees would not thrive in this location. Verbal comment received.

KEY ISSUES

In summary, officers are satisfied that the proposals are acceptable in all respects and would overcome the concerns originally raised by Members regarding residential amenity and highways matters. Overall, the architect involvement with local residents appears to have been very positive and residents have had the opportunity to directly feed into the revisions before Members today. No objections to the proposals have been received from residents to the revised proposals.

The key issues are covered in further below. All other key issues are covered in full in the officer's original report (appended).

(A) WOULD THE PROPOSED DEVELOPMENT SAFEGUARD THE RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS?

The revisions to the scheme (as outlined above) comprising both an increased set-back of the proposed mews houses from Barossa Place, a reduction in scale and bulk, and amendments to the form of the windows on Barossa Place would result in a scheme that would represent a significant improvement in terms of the impact on residential amenity compared to the previous scheme.

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The proposals show clear improvements in terms of the impact that the development would have on neighbouring properties in terms of overlooking/ privacy issues, overbearing and sense of enclosure and impact on daylight levels to these properties.

Officers recommended approval of the previous applications and considered that residential amenity would be safeguarded. It is therefore the view of officers that the revised scheme would continue to safeguard the residential amenity of neighbouring occupiers taking into account these improvements.

Your officers conclude that there would be no additional issues raised by the changes to the scheme in terms of impact on residential amenity. While the amendments mean that the separation distance between the listed houses on Redcliffe Parade West and the proposed mews houses would be slightly reduced (by 0.5m) and the gardens of the listed houses would also be slightly reduced, this is considered to be an acceptable compromise and would still ensure that the residential amenity of 3-8 Redcliffe Parade West would be safeguarded.

(B) IS THE REVISED DEVELOPMENT OF AN ACCEPTABLE DESIGN, WOULD IT PRESERVE THE SETTING OF THE LISTED BUILDINGS AND WOULD IT SAFEGUARD THE CHARACTER AND APPEARANCE OF THIS PART OF THE REDCLIFFE CONSERVATION AREA?

The revisions to the proposals would result in a building line with a greater set-back from Barossa Place than the previous proposals and the frontage of the street overall would therefore vary between the western end (where buildings are generally sited at the back-edge of the pavement) and the eastern end of Barossa Place where the new development would be set back more significantly. However, officers are of the view that the revised scheme is acceptable in this respect on balance and recognise that this layout is necessary in order to address the amenity concerns raised by Members. It would also have the additional benefit of providing a wider strip of hardstanding to the frontage, providing a greater refuge for pedestrians. The proposed gable design mews house (H1) provides a visual 'step' between the existing and proposed development in terms of the building line, building heights and design.

Officers consider the revised proposals to be acceptable in design terms and to preserve the setting and special interest of the listed buildings and to safeguard the character and appearance of this part of the Redcliffe Conservation Area.

Conditions are recommended to ensure that the detailing of the scheme would be of a high quality and are set out below.

(C) WOULD THE REVISED DEVELOPMENT BE ACCEPTABLE IN HIGHWAYS SAFETY TERMS?

The revisions to the scheme also include a revision to the parking arrangements with parking for the houses within the listed terrace (Redcliffe Parade West) now being in the form of garages accessed directly from Jubilee Place. The Transport Development Management Team has raised no objections to this revision.

Members previously raised concerns regarding the proposals in terms of the impacts on the highway safety of Barossa Place as a result of perceived increased traffic movements due to the proposed development. Recommendations were made that the one-way system suggested by local residents be considered.

The Transport Development Management Team has considered the suggested one-way traffic system but has strongly advised that they do not consider this to be necessary or justified in this situation. This would require a Traffic Regulation Order (TRO), which is a separate process outside

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the control of the planning application process. A TRO would require separate detailed consideration in terms of its acceptability in highways terms and a separate consultation process, and it would not be reasonable to require this to be undertaken for this proposal given that the proposals would be concluded to result in a reduction in vehicle movements overall (see further consideration below). If the suggested one-way system was sought, then the implementation of the planning permission would be dependent on the outcome of the TRO process, which may not be successful, and this would be unreasonable given that it is advised that it is not necessary in highways safety terms.

The proposals would be concluded to result in a reduction in vehicle movements along this part of Barossa Place. The current use of the site is as a car park providing approximately 50 car parking spaces to the existing offices, while the application proposes only six garage parking spaces to the proposed mews houses on Barossa Place. The number of vehicle movements would therefore be reduced overall.

While the proposals would involve the manoeuvring of vehicles into and out of the garages, given that vehicle speeds along Barossa Place are generally low, officers have no objections to this. Barossa Place has been designed as a shared surface with different paving that seeks to encourage lower traffic speeds.

The set-back building line of the development allows sufficient space for manoeuvring and a visibility splay for vehicles leaving the garages. There are garages located opposite within the existing Barossa Place development sited at an angle to the street, and there would be clear visibility between the sets of garages should residents be entering or leaving at the same time. There is also a strip of hardstanding created along Barossa Place that provides a refuge for pedestrians compared to the existing situation and which represents an improvement to highways safety. Detailed consideration will be required of the proposed street tree species to ensure that they would not obscure views from vehicles manoeuvring into these garages.

In addition, vehicles currently park on the off-street area at the junction of Jubilee Place and Barossa Place in such a way that leaves little space for pedestrians to pass except on the highway. This situation would be removed under the proposals and given the set back building line would provide a strip of hardstanding for use by pedestrians off the highway, which would act as a buffer from the street and a refuge for pedestrians. The vehicle parking on Jubilee Place is also removed, which would be an improvement in visual terms.

Conditions are recommended in respect of highways matters, including a condition that restricts parking on site to only the areas marked as garages on the proposed plans.

(D) ARE THE PROPOSED TREES TO BAROSSA PLACE ACCEPTABLE?

Officers had initially advised the architect that street trees would not be considered likely to thrive in this location due to the narrow, enclosed nature of the street. In addition, it was advised that the proximity of the trees to the proposed buildings may lead to future residents of the development seeking their removal in the future due to concerns regarding hazards to their properties, leaf litter and overbearing impacts/ overshadowing.

The trees would be planted within the application site and not within public highway and therefore would not be managed by the Local Authority but would need to be managed by the owners/ management of the development itself. However, the Local Authority would retain the right to prune these trees if they began to overhang the highway (at a cost to the Local Authority). A Fastigiata species that grows with a vertical canopy form would be recommended to avoid this issue. Native species are sought.

Despite initial reservations regarding these trees as set out above; given the support of local residents for these street trees, officers do not object to the proposed tree provision subject to conditions to

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secure agreement regarding the species, details of the tree pits and maintenance period. These matters would be covered by the standard landscaping condition attached. A separate condition is recommended that in the event that any of the trees to Barossa Place are required to be removed (as a result of being damaged, becoming diseased or dying and after the required maintenance period of five years), that details of the installation of a permanent solution (e.g. bollard/ planter) to prevent parking in this location will be required to be submitted to and approved by the Local Planning Authority.

(E) ARE THERE ANY OTHER RELEVANT MATERIAL CONSIDERATIONS?

The previous proposals were concluded to be acceptable in terms of addressing sustainability objectives as solar photovoltaic panels were proposed to the flat roof of that development. Under the revised scheme, a pitched roof is proposed with solar panels being proposed to the south-facing roof slope. This is acceptable in principle, although the reduced height of the proposed mews houses may lead to increased overshadowing of these panels at certain times of day. The original recommendation included conditions seeking further details of these solar panels and the same conditions would continue to apply to the revised scheme to ensure that opportunities to maximise carbon dioxide savings through renewable energy sources have been sought.

There are no objections to the proposed solar panels in visual terms, as while they would be visible within the context of the listed buildings and the Conservation Area, they are concluded to be appropriate additions to new-build development in such a location and would not be considered to harm the setting of the listed buildings or the character or appearance of this part of the Redcliffe Conservation Area.

CONCLUSION

Officers are satisfied that the proposals offer clear and significant improvements when compared with the previous scheme in terms of the impact of the proposals on the residential amenity of neighbouring occupiers.

It is the advice of your officers that the application is acceptable on the basis of highways safety issues and would result in a decrease overall in the number of vehicle movements associated with the site such that the implementation of a one-way traffic system in this area would not be necessary or justified. The proposed street trees are considered acceptable subject to relevant conditions.

Your officers continue to recommend approval on the basis of these revisions subject to the original conditions proposed and relevant new conditions relating to the revisions. The final condition relating to the list of approved plans is amended to list the proposed revised plans.

Approval is also recommended subject to the submitted legal agreement for financial contributions towards 'training and employment initiatives for residents of the City of Bristol to enable such residents to find employment within the City of Bristol'.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

This development is liable for CIL, however the CIL rate for this type of development, as set out in the CIL Charging Schedule, is £nil and therefore no CIL is payable.

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(A) APPLICATION NO. 13/03492/F

RECOMMENDED GRANT subject to Planning Agreement

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of five years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Contract for redevelopment

The demolition works hereby authorised shall not be carried out before a contract for the works of redevelopment of the site (granted under application number 13/03492/F) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the approved contract.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

3. Phasing plan

In the event that a phased development is proposed, a phasing plan setting out the build programme for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (including demolition) hereby approved. The development shall be implemented in accordance with the agreed plan/programme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that each element of the development would be completed in a satisfactory manner.

4. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

* human health,

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- * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Further details before relevant element started

Large scale detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- a) Typical details of each new window type, including cills, heads, reveals and surrounds (including projecting bay window element);
- b) Typical roof junctions including eaves, ridge and parapets;
- c) Typical details of each new external door type including sections (including garage doors to mews houses and Jubilee Place);
- d) Porch canopy detailing to entrance to flats on Jubilee Place;
- e) All material junctions and details of any projecting/ overhanging elements;
- f) Typical details of roof terraces (including privacy screens and balustrades);
- g) Rainwater goods;
- h) New boundary walls, fences and gates to garden areas;

Reason: In the interests of visual amenity and the character of the area.

6. Submissions of samples before specified elements started

Samples of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

- a) Roofing materials;
- b) All hardstanding materials (including along Barossa Place and Jubilee Place);
- c) Obscure and transparent glazing to windows and roof terrace screens (as required by Condition 26).

Reason: In order that the external appearance of the building is satisfactory.

7. Sample panels before specified elements started

Sample panels of the render (to the mews houses and flats), brickwork and all new boundary walls demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are

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commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory.

8. To ensure implementation of a programme of archaeological works

No development shall take place within site (excluding the interiors of the listed buildings); until the applicant/developer has secured the implementation of a programme of archaeological work to include an archaeological watching brief and building survey, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- * The programme and methodology of site investigation and recording
- * The programme for post investigation assessment
- * Provision to be made for analysis of the site investigation and recording
- * Provision to be made for publication and dissemination of the analysis and records of the site investigation
- * Provision to be made for archive deposition of the analysis and records of the site investigation
- * Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

9. To ensure suitable foundation design to preserve archaeological features has been secured

No work on site (including site clearance) shall take place until a detailed design for the foundations together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed scheme.

Reason: To ensure the preservation in situ of archaeological features of identified importance.

10. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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11. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12. Code for sustainable homes (CSH)

No development shall take place until evidence that the development is registered with a CSH certification body and an updated pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final CSH level. No dwelling shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that at least Code Level 4 has been achieved for this dwelling unless the Local Planning Authority agrees in writing to an extension of the period by which a Certificate is issued.

Reason: To ensure that the dwelling (s) achieve Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

13. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

Pre occupation condition(s)

14. Bird and bat boxes

Prior to the first occupation of the mews houses and flats hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority providing the specification and location for built-in bird nesting and bat roosting opportunities. This shall include four built-in bird and four built-in bat boxes to include at least two swift boxes.

Reason: To help conserve legally protected bats and birds which include priority species.

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15. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

16. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition 6.

Reason: To record remains of archaeological interest before destruction.

17. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 8, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, at any time.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

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19. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

20. No occupation of the mews houses and flats shall take place until the proposed strip of hardstanding bordering Barossa Place running outside the flats and mews houses to provide a means of access for pedestrians has been constructed in accordance with the approved plans.

Reason: To ensure satisfactory pedestrian access to the development.

21. Sustainability and Energy Statement

The development hereby approved shall be completed in accordance with the approved Sustainability Statement, Energy Statement and updated Code for Sustainable Homes (CSH) Pre-Assessment Report required by Condition 12 and Addendum Report prior to the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development would meet local sustainability and climate change objectives.

22. Solar photovoltaic panels

Prior to the first occupation of the mews houses and flats hereby approved, further details (including final total number of panels, specifications, predicted output and updated Energy Strategy template) of the solar photovoltaic panels indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and made fully operational prior to the first occupation of the mews houses and flats hereby permitted and shall thereafter be maintained in perpetuity as approved and fully operational.

Reason: To ensure that the development would meet local sustainability and climate change objectives.

23. Submission and approval of landscaping scheme

Prior to the first occupation of the development and commencement of the use hereby permitted, a scheme of hard and soft landscaping of the site (including tree pit details) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

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24. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

25. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the buildings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

26. Top hung opening and obscured glazed windows and obscurely glazed roof terrace screens

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed projecting bay window within the Barossa Place elevation of each mews house (H2-H6) shall be glazed with transparent glazing as indicated on Drawing 771/P13C and subsequent drawings approved in relation to Condition 5 of this consent, and shall be top hung opening only. The bathroom windows of all mews houses (H1- H6) shall be top-hung opening only and obscurely glazed to a specification to be agreed with the Local Planning Authority through the submission of samples as agreed by Condition 6 of this consent. The glazed screens to the roof terraces shall be obscurely glazed to the satisfaction of the Local Planning Authority. The windows and glazed roof terrace screens referenced above shall be permanently maintained thereafter as top hung opening (windows only) and obscurely glazed in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

27. Restriction of use of roof

The roof area of the mews houses and flats hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

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Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP

28. Walls/Fences

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted forward of any wall of the dwellinghouse(s) which fronts onto a road.

Reason: In the interests of visual amenity and the character of the area.

29. Restriction of parking level on site

Parking within the development site is to be restricted to the areas allocated on the approved plans for garage parking only and shall not encroach onto areas allocated on the plans for other uses (including the hardstanding to the front of the mews houses bordering Barossa Place).

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

30. Protection of parking and servicing provision

The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes.

Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development.

31. Parking

All parking spaces shown on the approved plans shall be completed in accordance with the approved plans prior to the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory level of parking would be provided.

32. Tree planting- Barossa Place

Should the approved trees secured under Condition 23 of this consent require removal as a result of becoming damaged, diseased or dying after the required five year maintenance and replacement period specified under Condition 23, details of a permanent replacement structure to prevent parking in this location shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of the relevant tree. The permanent structure shall be installed within 2 months of the removal of the tree in accordance with the approved details and shall thereafter be permanently maintained as such in perpetuity.

Reason: To ensure that parking would not take place on the off-street hardstanding area on Barossa Place to the detriment of residential amenity and highways safety.

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33. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

CAC1 Existing site plan showing demolition, received 6 August 2013
 CAC2 Existing elevations showing demolition, received 6 August 2013
 CAC3 Existing elevations showing demolition, received 6 August 2013
 J 1138 S1 Block plan, received 6 August 2013
 FP-1 Existing basement plan, received 6 August 2013
 FP-2 Existing ground floor plan, received 6 August 2013
 FP-3 Existing first floor plan, received 6 August 2013
 FP-4 Existing second floor plan, received 6 August 2013
 FP-5 Existing third floor plan, received 6 August 2013
 ELE-1 Existing East and West elevations, received 6 August 2013
 ELE-2 Existing South elevations, received 6 August 2013
 ELE-3 North elevations, received 6 August 2013
 Site location and block plan, received 6 August 2013
 P1D Development site plan, received 29 April 2014
 P2B Basement plan, received 29 April 2014
 P3B Ground floor plan, received 29 April 2014
 P4B First floor plan, received 29 April 2014
 P5B Second floor plan, received 29 April 2014
 P6B Third floor plan, received 29 April 2014
 P7B Basement plan, received 29 April 2014
 P8A Ground floor plan, received 29 April 2014
 P9A First floor plan, received 29 April 2014
 P10A Second floor plan, received 29 April 2014
 P11A Third floor plan, received 29 April 2014
 P12C Ground floor plan, received 29 April 2014
 P13C First floor plan, received 29 April 2014
 P14C Second floor plan, received 29 April 2014
 P15C Roof plan, received 29 April 2014
 P16B Ground and first floor plan, received 29 April 2014
 P17B 2nd Floor and Roof plan, received 29 April 2014
 P18D Roof plan, received 29 April 2014
 P19C Elevation to Barossa Place, received 29 April 2014
 P20C Garden elevation, received 29 April 2014
 P21B Elevation to Barossa Place and garden elevation, received 29 April 2014
 P22C Elevations to Barossa Place and garden, received 29 April 2014
 P23C Elevation to Jubilee Place, received 29 April 2014
 P24D Garden elevation and elevation to Jubilee place, received 29 April 2014
 P25 Garden elevation, received 29 April 2014
 P26 Garden elevation, received 29 April 2014
 P27A Street elevation, received 29 April 2014
 P29B Section through Barossa Place, received 29 April 2014
 P30A Long section through whole site and Barossa Place, received 29 April 2014
 Unilateral Undertaking, received 15 January 2013

Reason: For the avoidance of doubt.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP****Advices**

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 7626848 or at www.groundstability.com.
2. This site overlies part of the Redcliffe Caves Regionally Important Geological (RIGS) Site. The applicant is advised to take the presence of this underground 'cave' (mined) system into account in any demolition and construction work with respect to the structural engineering aspects of the project. The Axbridge Caving Group www.axbridgecavinggroup.org may be able to provide more detailed information.
3. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. The bird nesting season typically runs between 1st March and 30th September inclusive in any year. If birds are found to be nesting on buildings a qualified ecological consultant should be contacted immediately for further advice.
4. Bats and bat roosts: Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If bats are encountered all demolition or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.
5. Right of light: The building/extension that you propose may affect a right of light enjoyed by the neighbouring property. This is a private right which can be acquired by prescriptive uses over 20 years; as such it is not affected in any way by the grant of planning permission.
6. Contaminated land: It is suggested that the certificate of remediation referred to in Condition No. ; should be along the lines of:-

"This is to certify that the scheme of decontamination and reclamation at the site known as **** in relation to Planning Application No. **** was carried out between the dates of **** and **** and was completed in accordance with the specification detailed in the document reference **** and titled ****, which were designed to afford protection from contamination on the site to all known receptors (in this context contamination and receptor have the same definition as in part 2(a) of the Environment and Protection Act 1990)".

The certificate should be signed and dated.

7. Wessex Water requirements: It will be necessary to comply with Wessex Water's main drainage requirements and advice and further information can be obtained from <http://www.wessexwater.co.uk>.

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8. Guidance: Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>
http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

- (B) APPLICATION NO. 13/03495/LA

RECOMMENDED GRANT subject to conditions**Time limit for commencement of development**

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of five years from the date of this permission.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Contract for redevelopment

The demolition works hereby authorised shall not be carried out before a contract for the works of redevelopment of the site (granted under application number 13/03492/F) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the approved contract.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

3. Further large scale details before relevant element started

Large scale detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval prior to the first occupation of the development for the uses hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

- a) Details of roof alterations including dormer windows (1:20);
- b) Details of new entrance to Jubilee Place;
- c) Typical details of new windows and doors (including details of cills, head treatment and depth of reveal;
- d) Typical details of new staircases (1:20) including handrail and balustrade (1:5);
- e) Typical details of balustrade to light well/ balcony;
- f) Typical details of new boundary walls/ fences;
- g) Typical details of reinstated chimney stacks;
- h) Typical details of all new joinery components;

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Reason: To preserve the special interest of the listed building.

4. Sample panels before specified elements started

Sample panels of the new boundary walls; demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the listed building is satisfactory.

5. Schedule of works

Prior to the commencement of the development hereby approved, a Schedule of Works for repair to the listed building following demolition of the existing office extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special interest of the listed building.

Pre occupation condition(s)

6. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

7. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

List of approved plans

8. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

CAC1 Existing site plan, received 6 August 2013

CAC2 Existing elevations, received 6 August 2013

CAC3 Existing elevations, received 6 August 2013

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J 1138 S1 Location plan, received 6 August 2013
 FP-1 Basement plan, received 6 August 2013
 FP-2 Ground floor plan, received 6 August 2013
 FP-3 First floor plan, received 6 August 2013
 FP-4 Second floor plan, received 6 August 2013
 FP-5 Third floor plan, received 6 August 2013
 ELE-1 East & West elevations, received 6 August 2013
 ELE-2 South elevations Car Park/Barossa Place, received 6 August 2013
 ELE-3 North elevation, received 6 August 2013
 P19C Elevation to Barossa Place, received 29 April 2014
 P20C Garden elevation, received 29 April 2014
 P21B Garden & Barossa Place elevations, received 29 April 2014
 P22C Barossa Place and Garden elevation, received 29 April 2014
 P23C Elevation to Jubilee Place, received 29 April 2014
 P24D Garden elevation and Jubilee Place elevation, received 29 April 2014
 P25 Garden elevation, received 29 April 2014
 P26 Garden elevation, received 29 April 2014
 P27A Street elevation, received 29 April 2014
 Location plan & block plan, received 6 August 2013
 P1D Development site plan, received 29 April 2014
 P2B Basement plan, received 29 April 2014
 P3B Ground floor plan, received 29 April 2014
 P4B First floor plan, received 29 April 2014
 P5B Second floor plan, received 29 April 2014
 P6B Third floor plan, received 29 April 2014
 P7B Basement plan, received 29 April 2014
 P8A Ground floor plan, received 29 April 2014
 P9A First floor plan, received 29 April 2014
 P10A Second floor plan, received 29 April 2014
 P11A Third floor plan, received 29 April 2014
 P12C Ground floor, received 29 April 2014
 P13C First floor plan, received 29 April 2014
 P14C Second floor plan, received 29 April 2014
 P15C Roof plan, received 29 April 2014
 P16B Ground and first floor plan, received 29 April 2014
 P17B Second floor and roof plan, received 29 April 2014
 P18D Development roof plan, received 29 April 2014
 P29B Section through Barossa Place, received 29 April 2014
 P30A Long section through whole site including Barossa Place, received 29 April 2014

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Contaminated Land Environmental Protection
 Archaeology Team
 Urban Design

13 September 2013
 5 September 2013
 27 August 2013
 3 September 2013

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UPDATE

The application was deferred by Members of the Central Development Control Committee on 29 January 2014 so that they can undertake a site visit, which is to take place prior to the next meeting on 19 February 2014 (the site visit is currently scheduled for 4pm).

SUMMARY

There are two applications for consideration:

- Application 13/03495/LA for listed building consent for demolition, internal alterations to the listed buildings and the new build development;
- Application 13/03492/F for planning permission for the new build development.

The consideration of both applications is covered in this single report, with separate recommendations and lists of conditions given at the end of the report.

The application is for the refurbishment of the existing listed buildings 3-8 Redcliffe Parade West from office space to 6 individual residential dwellings, returning them to their original use. This would include demolition of the 1970s office extension to the rear. It is then proposed to develop the rear of the site fronting Barossa Place and Jubilee Place to provide 5 houses and three flats. Parking and small gardens are proposed for each house (including the listed buildings). The total number of residential units would be 14 dwellings.

In 2002, consent was granted by planning committee for a very similar scheme on the site, which lapsed in 2009. Following that, the development opposite on Barossa Place was granted consent (also by committee in 2002) and has since been constructed and occupied. This is relevant because the two sites have a very close relationship to each other. It is important to note that the assessment of the latter application for the now completed Barossa Place scheme clearly took account of the extant consent that existed at that time on the current application site. This is a material consideration in the determination of the current application because the 2002 consent could already have been built concurrently with the Barossa Place scheme opposite. The policy context has not changed so significantly since that a different assessment of this relationship would be made today when compared with 2001, as set out in detail below.

In addition, amendments have been made to the scheme since the original consent in 2002 to address issues raised through consultation with local community groups. Officers have also negotiated further improvements to the scheme resulting in a mews development on Barossa Place that is slightly lower and set-back slightly further than the original consent.

Local objection to the scheme has been raised on a number of grounds including: overdevelopment, density, loss of openness, design, residential amenity impacts and highways safety impacts. A total of 20 objections and 4 letters of support were initially received to the proposals followed by 20 further objections and 1 letter of support in response to reconsultation on a revised set of plans (18 December 2013).

The key issues are addressed below; however in summary the proposed loss of office use is considered to be justified and the development is concluded to be a high-quality scheme that would address policy objectives to provide much needed, family housing and make efficient use of land in this city centre location. Officers are of the view that the proposals would constitute an enhancement of the listed buildings, the street scene and the character of the Conservation Area. While the

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representations received are noted, officers conclude that the proposals would safeguard residential amenity and that the development would not result in any highway safety issues. The proposals would be an improvement to the original consent (01/02253/F), which must be taken into account as a material consideration in the determination of the current application.

Approval of both applications is recommended subject to conditions and a Unilateral Undertaking.

SITE DESCRIPTION

The application relates to a site within Cabot ward that comprises part of a terrace of Grade II listed office buildings, a 1970s office extension to the listed terrace and a large car park. The listed buildings front Redcliffe Parade West, while the 1970s office extension faces Jubilee Street, with access to the car park to the rear on Barossa Place. The site is within a mixed use area comprising residential uses, commercial uses and a large hotel. Barossa Place is adopted highway.

The listed terrace is identified as a landmark group of buildings within the Redcliffe Conservation Area Character Appraisal.

RELEVANT PLANNING HISTORY

12/05206/PREAPP- Pre-application enquiry for the change of use from offices to 6 no. dwellinghouses and associated external alterations and erection of 7 no. 3 storey dwellinghouses. Response given 28 December 2012.

01/02253/F- Planning application for the change of use from offices (Class B1) to 6 no. dwelling houses (Class C3) and associated external alterations and erection of 7 no. 3 storey dwelling houses fronting Barossa Place. GRANTED by Planning Committee (Committee date 16.01.2002) subject to planning agreement. Decision issued following finalisation of planning agreement on 01.06.2004 (5 year consent).

The planning history for the existing Barossa Place development (opposite) (known as the 'Former Boiler House') is as follows:

01/02846/F- Planning application for the construction of 3-4 storey building comprising of 6 no. 3 bedroom dwelling houses with integral garages and roof terraces, 5 no. 2 bedroom flats and 1 no. 2 bed flat (Use Class C3). GRANTED by Planning Committee (Committee date 12.06.2002) subject to planning agreement. Decision issued following finalisation of planning agreement on 02.10.2002 (5 year consent).

The Committee report for this scheme took account of existing planning consent 01/02253/F (above) and referred to it as follows:

Planning permission (ref. 01/02253/F/C) for a housing development fronting the north side of Barossa Place, which would involve the conversion of properties on Redcliffe Parade West, and the construction of a 3-storey terrace of 7 No. houses, has recently been granted subject to section 106 Agreement. It is considered that the schemes would relate well to one another in terms of height and scale. Although Barossa Place is narrow, and the room layout in both schemes would mean that bedrooms of this application would be opposite living rooms in Application No. 01/02253/F, the building in this application has been designed at an oblique angle, to minimise overlooking.

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APPLICATION

The application proposes demolition of the 1970s office extension on Jubilee Place, reinstatement of the listed buildings to 6 family houses (5-bedrooms or three-bedrooms plus playroom and study), with small rear gardens and one car parking space each. This would mean the total loss of office floorspace.

The new build development would comprise:

- 4 no. 4-bedroom houses with garden and private garage;
- 1 no. 3-bedroom house with garden and private garage;
- 3 no. 2-bedroom flats.

No affordable housing is proposed and is below the policy threshold that requires any affordable houses to be provided.

COMMUNITY INVOLVEMENT

A Statement of Community Involvement has been submitted, which confirms that following the pre-application enquiry response, engagement with local community groups Redcliffe Futures Group, Redcliffe Parade Environmental Association (RPEA) and Bristol Civic Society was initiated. A meeting was held on 10th April 2013, attended by representatives of all groups.

Amendments were made to the scheme in comparison to the 2001 consent following this meeting. Feedback from the groups was received and incorporated into the current scheme. Revised drawings were subsequently circulated on 25 June 2013 with further positive feedback received.

During the course of the application, correspondence from the RPEA was received that withdrew their previous comments in support of the application on the basis of the significant local objection from residents closely affected by the development.

The Bristol Neighbourhood Planning Network (BNPN) confirms that in their view, the community involvement in this case has been satisfactory.

RESPONSE TO PUBLICITY AND CONSULTATION

A site notice and press notice were posted/ published initially on 4 Sep 2013 and neighbours were consulted by individual letter dated 2 Sep 2013. 20 objections were received to this first round of consultation with 4 letters of support. The objections received were on the following grounds:

Many (though not all) of the objection comments indicated that they supported the principle of the change of use of the main properties to residential with provision of gardens and parking, as well as the demolition of the office building -but object to the new-build elements proposed.

Principle

- The site would be better used as a private/communal green space or parking;
- The proposals would constitute overdevelopment and would be overly dense for the area;

Design

- The design fails to reflect the character and appearance of this area;
- The design is out of scale with existing development;

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- The flats are too high and project too far;

Amenity Impact

- The proposed flats extend beyond existing building footprint (offices);
- Loss of privacy;
- Loss of daylight/ overshadowing- a daylight study is needed;
- Over enclosure;
- Overbearing;
- Harm to outlook. Loss of a view;*
- Harm to economic value of neighbouring properties;*
- The proposal will create a canyon effect in which noise will be amplified;

Parking and highways safety

- The proposals would result in highways safety issues by creating a blind corner at the junction of Barossa Place and Jubilee Place, resulting in a hazard to pedestrians/ cyclists walking in the road;
- The proposal would reduce the turning circle for lorry and coach access to the hotel;
- Insufficient parking is proposed as many homes have 2 vehicles, which will increase parking demand in the area;
- Internal parking bays are unnecessary given the Central Parking Zone and increase the footprint of the scheme;

General/ other matters

- The proposal will create a wind corridor along Barossa Place;
- The 2001 consent should not have a bearing on this decision as the Barossa Place properties had not been built at this time and the 2001 consent has now lapsed;
- No cross section of Barossa Place is given;

* NB The above points (loss of view and loss of economic value to neighbouring properties) are not planning considerations.

Support for the proposals was received on the following basis:

- The development appears to be a good quality development, which would benefit the local area. Queries were raised whether the original doorway at the side elevation of Jubilee Place could be included and more trees provided on Jubilee Place.

Negotiations were made by officers to achieve amendments to the design of the development and revised plans were submitted on 15 October 2013, 11 November 2013 with the final, current version of the plans (as presented to Committee) submitted on 18 December 2013. Further consultation was carried out and those who had already commented were notified of the revised plans by letter/ email on 20 December 2013.

The following further responses were received to the amended plans:

20 further objection responses were received, some of which repeated the original objections listed above. 1 comment was made in support, though no details were given. The further objections are summarised below (many reiterated the original comments made- see above):

- The issues raised by residents have not been addressed (distance from Barossa Place and footprint) resulting in loss of privacy, daylight and highways safety issues.
- The site is better suited to a two-storey development and is overdevelopment of this site;

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- The design fails to reflect the character and appearance of this area;
- The development offers nothing in the way of local amenity, which lacks green space and alternatives for this site should be looked at: open, communal green space; communal car parking or highway improvements;
- The 2001 consent [*Officer note: This is referred to above as the 2002 consent*] should not have a bearing on this decision as the Barossa Place properties had not been built at this time and the 2001 consent has now lapsed;
- No cross section of Barossa Place is given;
- There are concerns regarding access to the hotel in the future and during construction;

Councillor Mark Wright also commented in relation to the original proposals as follows:

“The restoration of Redcliffe Parade to residential is very welcome. However, residents of Barossa Road have raised concerns about the proximity of the mews side of the development to their homes, and the height on that wing. These seem reasonable concerns about the loss of amenity in that part of the development, and I suggest more significant stepping back of the higher floors to open up the street and potentially even moving the front building line back a few feet.”

OTHER COMMENTS

The following comments have been received for the relevant parties (see relevant background papers for details):

English Heritage commented that the applications should be determined in accordance with national and local policy guidance, and on the basis of Bristol City Council specialist conservation advice.

The Conservation Advisory Panel (CAP) "welcomed the conservation gain that the proposal will bring to the terrace" (Meeting date 17 September 2013).

The Transport Development Management Team raised no objections to the proposals, and were satisfied that previous concerns regarding the dimensions of the communal garage had been addressed.

The Archaeology Team raised no objections to the proposals subject to conditions.

The Nature Conservation Team raised no objections to the proposals but recommended conditions in the event that consent is granted.

The Environmental Protection (Land Contamination) Team raised no objections to the proposals subject to conditions. The applicant will need to provide further evidence in respect of structural stability due to the Redcliffe Caves present beneath this site.

RELEVANT POLICIES

Bristol Local Plan, Adopted December 1997

B2	Local Context
B5	Layout and Form
B6	Building Exteriors and Elevations
B15	Streets and Open Space
B16	New Buildings
B21	Demolition: Listed Buildings & Buildings in Conservation Areas
B22	Sites of Archaeological Significance
M1	Transport Development Control Criteria

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ME6	Contaminated Land
ME13	Development on Unstable Land
EC4	Protection: Existing Employment Opportunities

Bristol Core Strategy (Adopted June 2011)

BCS2	Bristol City Centre
BCS5	Housing Provision
BCS8	Delivering a Thriving Economy
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS17	Affordable Housing Provision
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

Bristol Site Allocations and Development Management Policies (emerging)

DM1	Presumption in favour of sustainable development
DM3	Affordable housing provision: smaller sites
DM12	Retaining valuable employment sites
DM14	The health impacts of development
DM15	Green infrastructure provision
DM19	Development and nature conservation
DM20	Regionally important geological sites
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM34	Contaminated land

Bristol Central Area Plan (emerging)

BCAP1	Mixed-use development in Bristol City Centre
BCAP3	Family sized homes
BCAP5	Development and flood risk
BCAP7	Loss of employment space
BCAP20	Sustainable design standards
BCAP21	Connection to heat networks
BCAP25	Green infrastructure in city centre development
BCAP29	Car and cycle parking in Bristol City Centre
BCAP34	Coordinating major development in Bristol City Centre
BCAP40	Redcliffe Way
BCAP47	The approach to Redcliffe

Supplementary Planning Documents

SPD3	Future of Redcliffe (July 2006)
SPD5	Sustainable Design and Construction (February 2006)

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SPD7 Archaeology and Development (March 2006)
 Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012

Supplementary Planning Guidance

Redcliffe Conservation Area Character Appraisal
 Bristol City Council Climate Change and Sustainability Practice Note (December 2012)
 Bristol City Council Space Standards Practice Note (July 2011)
 Bristol City Council 'Guidelines for assessing the adequacy of marketing undertaken by applicants for a Change of Use' (2007).

KEY ISSUES**(A) IS THE PROPOSED USE ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?**

The National Planning Policy Framework and local policy DM1 of the emerging Bristol Site Allocations and Development Management Policies (SADMP) document (version 6 Jan 2014) set out that there is a presumption on favour of sustainable development.

Draft Bristol Central Area Plan (BCAP) policy BCAP1 states that for city centre sites within Flood Zone 1 (as per the application site); predominantly residential forms of development will be sought. Though not yet adopted, the SADMP document carries significant weight as it has been through examination. The draft BCAP however still carries only limited weight

The application site is situated within a mixed use area comprising commercial uses (offices), hotels and residential uses. The proposed residential would be compatible with the existing uses. Supplementary Planning Document 3: The Future of Redcliffe identifies the site as a development opportunity and gives an indication of a new building line along the line of that proposed for the new build houses/ flats.

The application proposes a total loss of office space from both the existing listed buildings and the 1970s extension (a total of 2300 sq.m of office floorspace). The building has been occupied under separate tenancies, but is now almost 50% vacant (1112 sq.m vacant), with the remaining leases expiring in July 2014. The applicant considers there a risk of further vacancies at this stage.

A marketing report has been submitted by the letting agents for the property (DTZ), which confirms that the existing office space has been actively marketed for a number of years with no lettings in the last 12 months principally due to its location, accommodation characteristics (cellular, dated and disjointed space requiring refurbishment) and the level of incentive offered on competing stock.

The justification provided is concluded to satisfactorily demonstrate a lack of demand for this employment floorspace in accordance with Policies BCS8 of the Core Strategy, EC4 of the Bristol Local Plan and DM12 Of the Site Allocations and Development Management Policies document (Publication Version March 2013- incorporating draft proposed main and additional modifications 6 January 2014).

The Council's Supplementary Planning Document (SPD) on Planning Obligations sets out that development resulting in the loss of over 1000sqm of employment floorspace will be required to provide a financial contribution. This would go towards provision of training and support to enable displaced employees and people who may have sought employment at the site, to gain employment elsewhere (as required by Policies BCS8 and BCS11 of the Core Strategy). The formula set out within the SPD requires a financial contribution of £144 000. The applicant has agreed to pay this sum via a legal agreement (see Key Issue J) below.

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The application proposes reinstatement of the listed buildings to family houses (5-bedrooms or three-bedrooms plus playroom and study), with small rear gardens and one car parking space each.

The new development would comprise:

- 4 no. 4-bedroom houses with garden and private garage;
- 1 no. 3-bedroom house with garden and private garage;
- 3 no. 2-bedroom flats.

This would represent a density of 71 dwellings per hectare (dph) in accordance with the requirements of the Core Strategy Policy BCS20, which seeks a minimum indicative net density of 50 dph. Higher densities are sought in and around the city centre and close to public transport routes in order to make efficient use of land.

The development proposes a mix of housing sizes and types across the site, in accordance with Policy BCS18 of the Core Strategy. A significant proportion of family-sized housing is proposed, which is strongly welcomed in this location, where the 2011 Census indicates a very high proportion of flatted accommodation (84%).

No affordable housing is proposed and this is not a requirement under current adopted policy (BCS17) given the number of dwellings proposed (only proposals for over 15 dwellings currently require affordable housing provision).

(C) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN DESIGN TERMS AND WOULD IT SAFEGUARD THE CHARACTER AND APPEARANCE OF THIS PART OF THE REDCLIFFE CONSERVATION AREA?

There is no objection to the demolition of the existing 1970s office extension, which is considered to be harmful to the character of this area.

The design of the proposed development is based closely on the original permission granted on this site in 2001 (01/02253/F). The 2001 consent (01/2253/F) was granted prior to the planning consent and construction of the new-build properties opposite on Barossa Place (01/02846/F).

The current application has an amended design when compared with consent (01/02253/F), however the schemes are largely the same in terms of amount of development, layout, scale, massing and even detailed design. Amendments were also sought during the course of the current application and revised plans have been submitted and reconsulted on.

The current, revised proposals compare to the 2001 consent as follows:

- The 2 no. 2-bedroom townhouses at the junction of Barossa Place/ Jubilee Place are amended to flats, which turn the corner to Jubilee Place.
- Reduction in parking at ground floor level (8 spaces to 6) with improved refuse storage facilities and cycle storage;
- Reduction in the height of the proposed mews houses on Barossa Place from 9.2m to 8.5 m (ridge height) - the eaves height would remain very similar.
- Increased set-back from Barossa Place: amended from 2.1m to 2.5m at ground floor level of the mews houses, and 0.4m to 1m at the upper floors of the mews houses and flats;
- Increased set-back from Barossa Place at the junction with Jubilee Place (1m to the main façade and 3m to the proposed staircase element. The staircase is also set back 1-2m from Jubilee Place);

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- Removal of second floor terraces on Barossa Place;
- Reduction in size of windows to Barossa Place elevation and removal of Juliette balconies;
- Alteration of the parking access on Jubilee Place (shutter set-back from pavement moved forward to building line);

The proposed development follows the building line of development along Barossa Place, with a slight set-back (1m) from the road to provide relief while maintaining a strong building line. On Jubilee Place, the proposal reinstates development to the back-edge of the pavement, which is the prevailing pattern in this area. Historically, some of these properties had small, coach houses to the rear directly fronting Barossa Place, and later garages. Therefore, providing a strong building line in keeping with the character of the area is a key urban design objective.

In terms of scale, the proposed houses on Barossa Place would be of a greater height than the existing development on the same side of Barossa Place (which is largely single-storey garages, with one no. two-storey house). However, it would be of a scale that would reflect other development in the area and would be subservient to the main, listed buildings. Likewise, the Jubilee Place elevation would also reflect the scale of neighbouring development.

The proposed development is concluded to be acceptable in design terms, including the detailed design. Conditions would be recommended to secure a high quality development in the event that permission is granted.

(D) DOES THE PROPOSED DEVELOPMENT PRESERVE THE SPECIAL INTEREST OF THE LISTED BUILDINGS AND DOES IT ADDRESS ARCHAEOLOGICAL CONSIDERATIONS?

The demolition of the office block extension would be a conservation gain for these buildings, as would the reinstatement of the buildings to their original use as single houses. The listed buildings have been heavily altered in the past to enable conversion to office use and the proposals would reverse many of these harmful alterations. While there are some concessions in terms of the internal alterations required in order to enable conversion back to houses, these alterations are concluded to be the minimum required to facilitate this conversion and would represent a conservation gain overall.

The application proposal is concluded to preserve the special interest of the listed buildings, including their setting, subject to conditions to ensure that the development would be completed to an appropriate standard.

The application is also concluded to be acceptable in terms of archaeological implications, subject to appropriate conditions to include a condition requiring details of the foundation design to ensure that there would be no adverse impact on Redcliffe Caves.

(E) DOES THE PROPOSED DEVELOPMENT SAFEGUARD THE RESIDENTIAL AMENITY OF NEIGHBOURING RESIDENTIAL OCCUPIERS AND WOULD IT SATISFACTORILY PROVIDE FOR FUTURE OCCUPIERS?

Neighbouring occupiers

Objections have been received from local residents regarding the impact on residential amenity through issues including overbearing, over enclosure, overshadowing and overlooking and loss of privacy- notably from the residents of Barossa Place and Jubilee House on Jubilee Place.

As set out above, the design of the proposed development is based closely on the original permission granted on this site in 2001 (01/02253/F). The 2001 consent (01/02253/F) was granted prior to the planning consent and construction of the new-build properties opposite across Barossa Place and prior to the recent conversion of Jubilee House to residential use.

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The consent for the Barossa Place properties (01/02846/F) took account of the extant consent at the application site at that time and concluded that there would be no conflict between these residential developments. Between 2004 and 2009, both developments had consent and could have been constructed. This is a key material consideration in the decision.

Nonetheless, officers have also assessed the proposals separately on amenity grounds without taking into account the above material considerations in order to determine whether, now that the Barossa Place development has been built, there is any reason to take a different decision. Officers have now visited several of the properties opposite on Barossa Place to assess the impact.

The proposed mews houses and flats would be sited 6m from the existing Barossa Place terrace. While this relationship would be close, the Barossa Place properties are sited at an angle and therefore any views towards these properties would also be angled. It is concluded that this would not have a harmful impact for existing residents or future occupiers. The layout of the existing Barossa Place houses is such that most have bedrooms fronting Barossa Place (for this is how they were designed), while the proposed development would have a combination of living rooms and bedrooms—meaning that these spaces may be used at different times, reducing opportunities for overlooking. The windows of the Barossa Place properties are full height glazed doors with Juliette balconies, which increases opportunities for overlooking. Therefore the windows of the proposed development have been reduced to a minimal size and the Juliette balconies permitted on the original scheme have been omitted.

The application site lies to the North of the existing Barossa Place dwellings and therefore would not result in any loss of direct sunlight to these dwellings given the orientation. There would be an impact on these dwellings in terms of their outlook, which be less open and would feel more enclosed. However, it is concluded that this would not be to an unacceptable degree and would not result in a feeling of harmful overbearing by the proposal. The proposed dwellings would be rendered in a light colour that would reflect light towards the neighbouring properties. The submitted cross section clearly indicates this relationship and shows that daylight levels to windows would still be maintained at an acceptable level. In some ways, the outlook would improve by replacing a car park with a new residential development.

In respect of Jubilee House, the separation distance would be 10m. While this is a reduced distance compared to the existing arrangement, and the windows would serve habitable rooms (as opposed to offices used only in the daytime primarily), this is a typical relationship between buildings in such built-up urban areas. It is noted that Jubilee House has very large windows due to its previous commercial use, and the windows within the proposed development have therefore been kept to a minimal size to reduce overlooking. The proposed stairwell would serve only three flats and would be used only for access, therefore overlooking would be only occasional and would not be harmful to residential amenity.

Future occupiers

The proposed development would meet the Council's minimum space standards and would provide a high-quality living environment, with the majority of units having access to private outside space. The properties would have an acceptable outlook and relationship with neighbouring properties (as set out above). There are no objections on this basis.

(F) DOES THE PROPOSED DEVELOPMENT ADDRESS TRANSPORT AND MOVEMENT CONSIDERATIONS?

Local contributors object to the development on the basis that this road is already hazardous and that additional pedestrian and vehicle movements will increase this hazard. For existing residents of Barossa Place; the layout of their properties means that residents step almost directly on to the

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highway from their front door so that care is needed to check for vehicles before leaving to avoid conflict. While noted, this is an existing arrangement and the proposed development would allow better visibility for future residents leaving their homes onto Barossa Place to avoid such conflicts. Any vehicles leaving or entering the proposed garages would be doing so at low speed, giving time for residents to wait or proceed as necessary. Objectors are concerned that the proposed development would create a blind corner at the Jubilee Place/ Barossa Place junction. While the development would extend further towards the corner than the existing office building, it would not extend fully to this corner and would still allow visibility into Barossa Place for vehicles turning from Jubilee Place, which would be at low speed. Highways safety would be safeguarded.

Pedestrian movement through the area overall would be improved as a result of the development through the removal of off-street parking on Barossa Place adjacent to the junction with Jubilee Place and the creation of a formal pavement at this corner that doesn't exist currently. The set-back design of the development along Barossa Place would create a strip of hard standing set back from the road (although not a formal pavement) that all pedestrians can use to avoid passing vehicles. Currently there is no pavement in this location and pedestrians must walk in the road (which was constructed as a shared surface under the Barossa Place development with a paved surface to distinguish it from Jubilee Place and to encourage lower vehicle speeds). The proposed development would therefore result in an improved arrangement in this respect.

Traffic speeds along Barossa Place are generally low given its narrow nature; however residents have reported incidents of vehicles moving at speed and the street being relatively busy due to traffic movements from Redcliffe Parade West. The proposed volume of vehicle movements or their speed would not be expected to increase as a result of the proposals. The existing office use currently generates significant traffic movements as it has parking spaces for in excess of 20 vehicles, while the proposals would have only 5 garage parking spaces accessed from Barossa Place. Therefore in fact, the overall level of movements would be expected to reduce as a result of the development. While residents may exit the garages in a reverse gear, this is concluded to be acceptable in terms of manoeuvrability and visibility and would be concluded to allow safe access onto the highway.

Objectors also have concerns regarding heavy goods vehicle and coach access to the hotel car park entrance, as it is stated that they often have to reverse into Barossa Place to access the entrance, using the kerb at times to do so. This road access would remain unchanged and therefore access by HGVs/ coaches would not be affected. This corner is currently used as office parking, which restricts the area available for large vehicles to turn in, which should not in any case use the kerb to manoeuvre. The building line would not provide any greater restriction on space than existing parked vehicles and would still maintain a visibility splay at this corner.

The overall amount of parking proposed is acceptable, given that it is a highly sustainable location with good public transport links- 1 space per house is appropriate and in line with the Council's maximum parking standards. There are no minimum standards set. In this location, the residents of the flats could be reasonably expected to live without the need for a vehicle for everyday needs. The proposed car park is acceptable in terms of layout and dimensions, as are the proposed individual garage parking spaces.

The mews houses would have individual cycle parking within their garages, while the main houses and flats would have an allocated area adjacent to the communal parking garage for cycle storage.

Refuse storage would be individually stored for the mews houses and collected directly from the storage location on collection day. The main houses and flats would have a communal refuse store accessed from Jubilee Place. Collectors would collect directly from the refuse store and replace containers to this location.

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A Sustainability Statement, Energy Strategy and Code for Sustainable Homes (CSH) Pre-Assessment Report have been submitted in relation to the development.

Given the listed status of the terraced buildings, there are limitations to the fabric improvements that can be made to improve the energy efficiency of these buildings and to provide renewable sources of energy for the proposed dwellings within the refurbished properties. Solar panels on the south-facing roof slope would be visible from public views and would therefore be harmful to the special interest of the listed buildings. Therefore, the proposal to have no solar panels on this roof slope is concluded to be acceptable in this instance, though the proposals may be able to go some way further to looking at energy efficiency of these buildings, for example through roof insulation and secondary glazing, which may be acceptable in listed building terms.

The submitted Statements state that the new build element of the scheme would meet Code for Sustainable Homes Level 4 and would employ a 'fabric first' approach to achieve a good level of energy efficiency. Solar photovoltaic (PV) panels would be installed to these dwellings, and would not be visible from public views as they would be set behind parapets. It is stated that the PV panels would exceed the 20% requirement by Policy BCS14 to reduce carbon dioxide emissions from the residual energy use. Further clarification is being sought as to the exact figure that will be achieved, however indications are that the development will be able to meet the policy requirement based on the roof space available for PV panels. Officers are satisfied that this issue can be dealt with via condition.

Other benefits of the scheme include increased provision of outside green space which would have both surface water drainage, cooling and biodiversity benefits.

It is concluded that the proposals would address the policy requirements subject to conditions to ensure that the necessary standards are met.

(H) ARE THERE ANY GROUND CONTAMINATION ISSUES?

The Council's Environmental Protection (Land Contamination) Team have reviewed the submitted Geotechnical Report and raise no objections subject to conditions to ensure mitigation of any contamination as necessary. They have also advised that further information will be required via condition with regards to the relationship with the Redcliffe Caves beneath the site to ensure the structural stability of the site.

The site is within a Coal Mining Reporting Area and therefore an advice note is recommended to advise the developer that this is the case.

(I) ARE THERE ANY ARBORICULTURE OR NATURE CONSERVATION ISSUES?

The Council's Nature Conservation Officer has reviewed the proposals and raises no objections to the proposals but recommends relevant conditions in the event that permission is granted.

The proposals are concluded to be acceptable in terms of landscaping subject to conditions to secure a landscaping plan and ensure its implementation.

(J) DOES THE APPLICATION MAKE SATISFACTORY PROVISION FOR ANY PLANNING OBLIGATIONS REQUIRED?

As set out above, a financial contribution (£144 000) towards provision of retraining and training for employment opportunities is required in accordance with the Council's SPD on Planning Obligations in relation to the planning application. No other obligations are required.

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A draft Unilateral Undertaking has been submitted to the Local Planning Authority confirming that the applicant agrees to pay the financial contribution towards 'training and employment initiatives for residents of the City of Bristol to enable such residents to find employment within the City of Bristol'.

The detail of this legal agreement will need to be confirmed with the Council's Legal Services Team and a signed copy submitted before a decision can be issued. The officer recommendation to Members is therefore for approval of the planning application subject to securing the planning agreement. The legal agreement is not relevant to the listed building consent, for which the recommendation is approval subject to conditions.

CONCLUSION

The development proposed is very similar to a previous consent on this site, and this is a material consideration in the determination of the current application. There have been no significant policy changes since the grant of the previous consent that would lead officers to make a different recommendation on the current application. While the context of the site has changed since the previous consent was granted due to the construction of the Barossa Place development opposite; the application for the Barossa Place development clearly gave consideration of the fact that both of these developments could be simultaneously implemented. The Barossa Place has now been constructed and is in situ allowing further assessment of the relationship between the developments. However, this does not alter the conclusion by officers that this relationship, while close, would be acceptable on the basis of the specific context, layout and form of the proposed development and in fact, the current proposals offer notable improvements over the previously consented scheme.

In summary of the key planning issue; the proposal is concluded to be satisfactorily justified in terms of the loss of the existing office use and would constitute a quality scheme that would meet objectives to provide a mix of housing including family housing, for which there is significant demand in this sustainable location. It would facilitate the refurbishment of the existing terrace to its original use, with significant conservation gains for the listed buildings.

The proposed development is concluded to be of an appropriate density and scale and the layout and form of development is welcomed. It is concluded that the proposals would safeguard residential amenity and would not result in any unacceptable highways safety impacts. The proposal is compliant in terms of the Local Planning Authority's sustainability policies and in respect of all other material considerations subject to a planning agreement and relevant conditions.

Approval of the planning application 13/03492/F is recommended subject to securing the planning agreement and subject to relevant conditions.

Approval of the listed building consent application 13/03495/LA is recommended subject to conditions only.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

This development is liable for CIL, however the CIL rate for this type of development, as set out in the CIL Charging Schedule, is £nil and therefore no CIL is payable.

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(A) APPLICATION NO. 13/03492/F

RECOMMENDED GRANT subject to Planning Agreement

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of five years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Contract for redevelopment

The demolition works hereby authorised shall not be carried out before a contract for the works of redevelopment of the site (granted under application number 13/03492/F) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the approved contract.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

3. Phasing plan

In the event that a phased development is proposed, a phasing plan setting out the build programme for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (including demolition) hereby approved. The development shall be implemented in accordance with the agreed plan/programme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that each element of the development would be completed in a satisfactory manner.

4. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

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- (ii) an assessment of the potential risks to:
- * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Further details before relevant element started

Large scale detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- a) Typical details of each new window type, including cills, heads, reveals and surrounds;
- b) Typical roof junctions including eaves, ridge, parapets and chimneys;
- c) Typical details of each new external door type including sections (including garage doors to mews houses and Jubilee Place);
- d) Porch canopy detailing to flat entrance on Jubilee Place;
- e) Material junctions of the overhanging element of the mews houses on Barossa Place;
- f) Rainwater goods;
- g) New boundary walls, fences and gates to garden areas;

Reason: In the interests of visual amenity and the character of the area.

6. Submissions of samples before specified elements started

Samples of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

- a) Roofing materials;
- b) All hardstanding materials;

Reason: In order that the external appearance of the building is satisfactory.

7. Sample panels before specified elements started

Sample panels of the render (the mews houses and flats), brickwork and all new boundary walls demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

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Reason: In order that the external appearance of the building is satisfactory.

8. To ensure implementation of a programme of archaeological works

No development shall take place within site (excluding the interiors of the listed buildings); until the applicant/developer has secured the implementation of a programme of archaeological work to include an archaeological watching brief and building survey, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- * The programme and methodology of site investigation and recording
- * The programme for post investigation assessment
- * Provision to be made for analysis of the site investigation and recording
- * Provision to be made for publication and dissemination of the analysis and records of the site investigation
- * Provision to be made for archive deposition of the analysis and records of the site investigation
- * Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

9. To ensure suitable foundation design to preserve archaeological features has been secured

No work on site (including site clearance) shall take place until a detailed design for the foundations together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the approved detailed scheme.

Reason: To ensure the preservation in situ of archaeological features of identified importance.

10. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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11. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12. Code for sustainable homes (CSH)

No development shall take place until evidence that the development is registered with a CSH certification body and an updated pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final CSH level. No dwelling shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that at least Code Level 4 has been achieved for this dwelling unless the Local Planning Authority agrees in writing to an extension of the period by which a Certificate is issued.

Reason: To ensure that the dwelling (s) achieve Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

13. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

Pre occupation condition(s)

14. Bird and bat boxes

Prior to the first occupation of the mews houses and flats hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority providing the specification and location for built-in bird nesting and bat roosting opportunities. This shall include four built-in bird and four built-in bat boxes to include at least two swift boxes.

Reason: To help conserve legally protected bats and birds which include priority species.

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15. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

16. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition 6.

Reason: To record remains of archaeological interest before destruction.

17. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 8, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, at any time.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

19. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

20. No occupation of the mews houses and flats shall take place until the proposed strip of hardstanding bordering Barossa Place running outside the flats and mews houses to provide a means of access for pedestrians has been constructed in accordance with the approved plans.

Reason: To ensure satisfactory pedestrian access to the development.

21. Sustainability and Energy Statement

The development hereby approved shall be completed in accordance with the approved Sustainability Statement, Energy Statement and updated Code for Sustainable Homes (CSH) Pre-Assessment Report required by Condition 10 and Addendum Report prior to the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development would meet local sustainability and climate change objectives.

22. Solar photovoltaic panels

Prior to the first occupation of the mews houses and flats hereby approved, further details (including final total number of panels, angle of installation, specifications, predicted output and updated Energy Strategy template) of the solar photovoltaic panels indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and made fully operational prior to the first occupation of the mews houses and flats hereby permitted and shall thereafter be maintained in perpetuity as approved and fully operational.

Reason: To ensure that the development would meet local sustainability and climate change objectives.

23. Submission and approval of landscaping scheme

Prior to the first occupation of the development and commencement of the use hereby permitted, a scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP****Post occupation management**

24. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

25. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the buildings hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

26. Top opening and obscured glazed window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed bathroom windows within the Barossa Place elevation of the mews houses and the bathroom windows to flat 2 within the Jubilee Place elevation shall be top opening (i.e. bottom hung) and glazed with obscure glass to a specification to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter as top opening (i.e. bottom hung) and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

27. Restriction of use of roof

The roof area of the mews houses and flats hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

28. Walls/Fences

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted forward of any wall of the dwellinghouse(s) which fronts onto a road.

Reason: In the interests of visual amenity and the character of the area.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

29. Restriction of parking level on site

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

30. Protection of parking and servicing provision

The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes.

Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development.

31. Parking

All parking spaces shown on the approved plans shall be completed in accordance with the approved plans prior to the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory level of parking would be provided.

List of approved plans

32. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

CAC1 Existing site plan showing demolition, received 6 August 2013
 CAC2 Existing elevations showing demolition, received 6 August 2013
 CAC3 Existing elevations showing demolition, received 6 August 2013
 J 1138 S1 Block plan, received 6 August 2013
 FP-1 Existing basement plan, received 6 August 2013
 FP-2 Existing ground floor plan, received 6 August 2013
 FP-3 Existing first floor plan, received 6 August 2013
 FP-4 Existing second floor plan, received 6 August 2013
 FP-5 Existing third floor plan, received 6 August 2013
 ELE-1 Existing East and West elevations, received 6 August 2013
 ELE-2 Existing South elevations, received 6 August 2013
 ELE-3 North elevations, received 6 August 2013
 Site location and block plan, received 6 August 2013
 P1C Development site plan, received 18 December 2013
 P2A Basement plan, received 12 November 2013
 P3A Ground floor plan, received 5 October 2013
 P4A First floor plan, received 5 October 2013
 P5A Second floor plan, received 5 October 2013
 P6A Third floor plan, received 5 October 2013
 P7A Basement plan, received 12 November 2013
 P8 Ground floor plan, received 6 August 2013
 P9 First floor plan, received 6 August 2013
 P10 Second floor plan, received 6 August 2013

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

P11 Third floor plan, received 6 August 2013
 P12B Ground floor plan, received 18 December 2013
 P13B First floor plan, received 18 December 2013
 P14B Second floor plan, received 18 December 2013
 P15B Roof plan, received 18 December 2013
 P16A Ground and first floor plan, received 11 November 2013
 P17A 2nd Floor and Roof plan, received 11 November 2013
 P18C Roof plan, received 18 December 2013
 P19B Elevation to Barossa Place, received 18 December 2013
 P20B Garden elevation, received 18 December 2013
 P21A Elevation to Barossa Place and garden elevation, received 11 November 2013
 P22B Elevations to Barossa Place and garden, received 18 December 2013
 P23B Elevation to Jubilee Place, received 18 December 2013
 P24C Garden elevation and elevation to Jubilee place, received 18 December 2013
 P25 Garden elevation, received 6 August 2013
 P26 Garden elevation, received 6 August 2013
 P27A Street elevation, received 12 November 2013
 P28B Typical section/West elevation, received 18 December 2013
 P29 Section through Barossa Place, received 13 November 2013
 Unilateral Undertaking, received 15 January 2013

Reason: For the avoidance of doubt.

Advices

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 7626848 or at www.groundstability.com.
2. This site overlies part of the Redcliffe Caves Regionally Important Geological (RIGS) Site. The applicant is advised to take the presence of this underground 'cave' (mined) system into account in any demolition and construction work with respect to the structural engineering aspects of the project. The Axbridge Caving Group www.axbridgecavinggroup.org may be able to provide more detailed information.
3. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. The bird nesting season typically runs between 1st March and 30th September inclusive in any year. If birds are found to be nesting on buildings a qualified ecological consultant should be contacted immediately for further advice.
4. Bats and bat roosts: Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If bats are encountered all demolition or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

5. Right of light: The building/extension that you propose may affect a right of light enjoyed by the neighbouring property. This is a private right which can be acquired by prescriptive uses over 20 years; as such it is not affected in any way by the grant of planning permission.
6. Contaminated land: It is suggested that the certificate of remediation referred to in Condition No. ; should be along the lines of:-

"This is to certify that the scheme of decontamination and reclamation at the site known as **** in relation to Planning Application No. **** was carried out between the dates of **** and **** and was completed in accordance with the specification detailed in the document reference **** and titled ****, which were designed to afford protection from contamination on the site to all known receptors (in this context contamination and receptor have the same definition as in part 2(a) of the Environment and Protection Act 1990)".

The certificate should be signed and dated.

7. Wessex Water requirements: It will be necessary to comply with Wessex Water's main drainage requirements and advice and further information can be obtained from <http://www.wessexwater.co.uk>.
8. Guidance: Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>
http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

(B) APPLICATION NO. 13/03495/LA

RECOMMENDED GRANT subject to conditions**Time limit for commencement of development**

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of five years from the date of this permission.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Contract for redevelopment

The demolition works hereby authorised shall not be carried out before a contract for the works of redevelopment of the site (granted under application number 13/03492/F) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the approved contract.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.

3. Further large scale details before relevant element started

Large scale detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval prior to the first occupation of the development for the uses hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

- a) Details of roof alterations including dormer windows (1:20);
- b) Details of new entrance to Jubilee Place;
- c) Typical details of new windows and doors (including details of cills, head treatment and depth of reveal;
- d) Typical details of new staircases (1:20) including handrail and balustrade (1:5);
- e) Typical details of balustrade to light well/ balcony;
- f) Typical details of new boundary walls/ fences;
- g) Typical details of reinstated chimney stacks;
- h) Typical details of all new joinery components;

Reason: To preserve the special interest of the listed building.

4. Sample panels before specified elements started

Sample panels of the new boundary walls; demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the listed building is satisfactory.

5. Schedule of works

Prior to the commencement of the development hereby approved, a Schedule of Works for repair to the listed building following demolition of the existing office extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special interest of the listed building.

Pre occupation condition(s)

6. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

7. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

List of approved plans

8. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

CAC1 Existing site plan, received 6 August 2013
 CAC2 Existing elevations, received 6 August 2013
 CAC3 Existing elevations, received 6 August 2013
 J 1138 S1 Location plan, received 6 August 2013
 FP-1 Basement plan, received 6 August 2013
 FP-2 Ground floor plan, received 6 August 2013
 FP-3 First floor plan, received 6 August 2013
 FP-4 Second floor plan, received 6 August 2013
 FP-5 Third floor plan, received 6 August 2013
 ELE-1 East & West elevations, received 6 August 2013
 ELE-2 South elevations Car Park/Barossa Place, received 6 August 2013
 ELE-3 North elevation, received 6 August 2013
 P19B Elevation to Barossa Place, received 18 December 2013
 P20B Garden elevation, received 18 December 2013
 P21A Garden & Barossa Place elevations, received 11 November 2013
 P22B Barossa Place and Garden elevation, received 18 December 2013
 P23B Elevation to Jubilee Place, received 18 December 2013
 P24C Garden elevation and Jubilee Place elevation, received 18 December 2013
 P25 Garden elevation, received 6 August 2013
 P26 Garden elevation, received 6 August 2013
 P27A Street elevation, received 12 November 2013
 P28B Typical section & West elevation, received 18 December 2013
 P29 Section through Barossa Place, received 13 November 2013
 Location plan & block plan, received 6 August 2013
 P1C Development site plan, received 18 December 2013
 P2A Basement plan, received 12 November 2013
 P3A Ground floor plan, received 5 October 2013
 P4A First floor plan, received 5 October 2013
 P5A Second floor plan, received 5 October 2013
 P6A Third floor plan, received 5 October 2013
 P7A Basement plan, received 12 November 2013
 P8 Ground floor plan, received 6 August 2013
 P9 First floor plan, received 6 August 2013
 P10 Second floor plan, received 6 August 2013
 P11 Third floor plan, received 6 August 2013
 P12B Ground floor, received 18 December 2013

Development Control Committee A – 18 June 2014**Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP**

P13B First floor plan, received 18 December 2013
 P14B Second floor plan, received 18 December 2013
 P15B Roof plan, received 18 December 2013
 P16A Ground and first floor plan, received 11 November 2013
 P17A Second floor and roof plan, received 11 November 2013
 P18C Development roof plan, received 18 December 2013

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Contaminated Land Environmental Protection	13 September 2013
Archaeology Team	5 September 2013
Urban Design	27 August 2013
Cllr Mark Wright	23 September 2013
Mr JPC Bannerman	7 January 2014
Mr Richard Treloar	22 September 2013
	10 January 2014
Miss Hannah Cook	10 January 2014
Mr William Barwell	22 September 2013
	6 January 2014
Miss Catherine Cotter	10 January 2014
Mrs Virginia Rowe	8 January 2014
Mrs Rachel Jones	23 September 2013
Mr John Thompson	6 January 2014
Miss Cassandra Ohlson	30 September 2013
	10 January 2014
Mrs Julie Romaines	12 September 2013
	6 January 2014
Mr Harry Trevor-Jones	9 January 2014
Mr Iain Arnold	23 September 2013
	9 January 2014
Ms Anne Murdoch	22 September 2013
Mr Mike Rome	12 September 2013
	9 January 2014
Mr Ian Pearce	18 September 2013
	9 January 2014
Mr Lee Warbey	3 September 2013
	10 January 2014
Mrs Amparo Vives Calandin	22 September 2013
	10 January 2014
Ms Catherine Cotter	23 September 2013
Mr Sonal Arora	12 September 2013
	6 January 2014
Mr Jonathan Mosley	8 January 2014
Mr And Mrs Bernard And Virginia Rowe	23 September 2013
Dr Paul Hunt	11 September 2013
Mr Jerry Woods (Chairman RPEA)	1 October 2013
Mrs Caroline Brewer	13 September 2013
	5 January 2014
Mr Alan Bickerton	24 September 2013
	7 January 2014

Development Control Committee A – 18 June 2014

Application No. 13/03492/F and 13/03495/LA: 3-8 Redcliffe Parade West Bristol BS1 6SP

Miss Emma Gardner

9 January 2014

16 September 2013

Mr Andrew Sheppard

Mr J Falloon

19 September 2013

10 January 2014

22 September 2013

Mr John Finch

Ms Anne Murdoch

10 January 2014

Ms Helen Pearce

29 August 2013

Ms Sophie Warren

21 September 2013

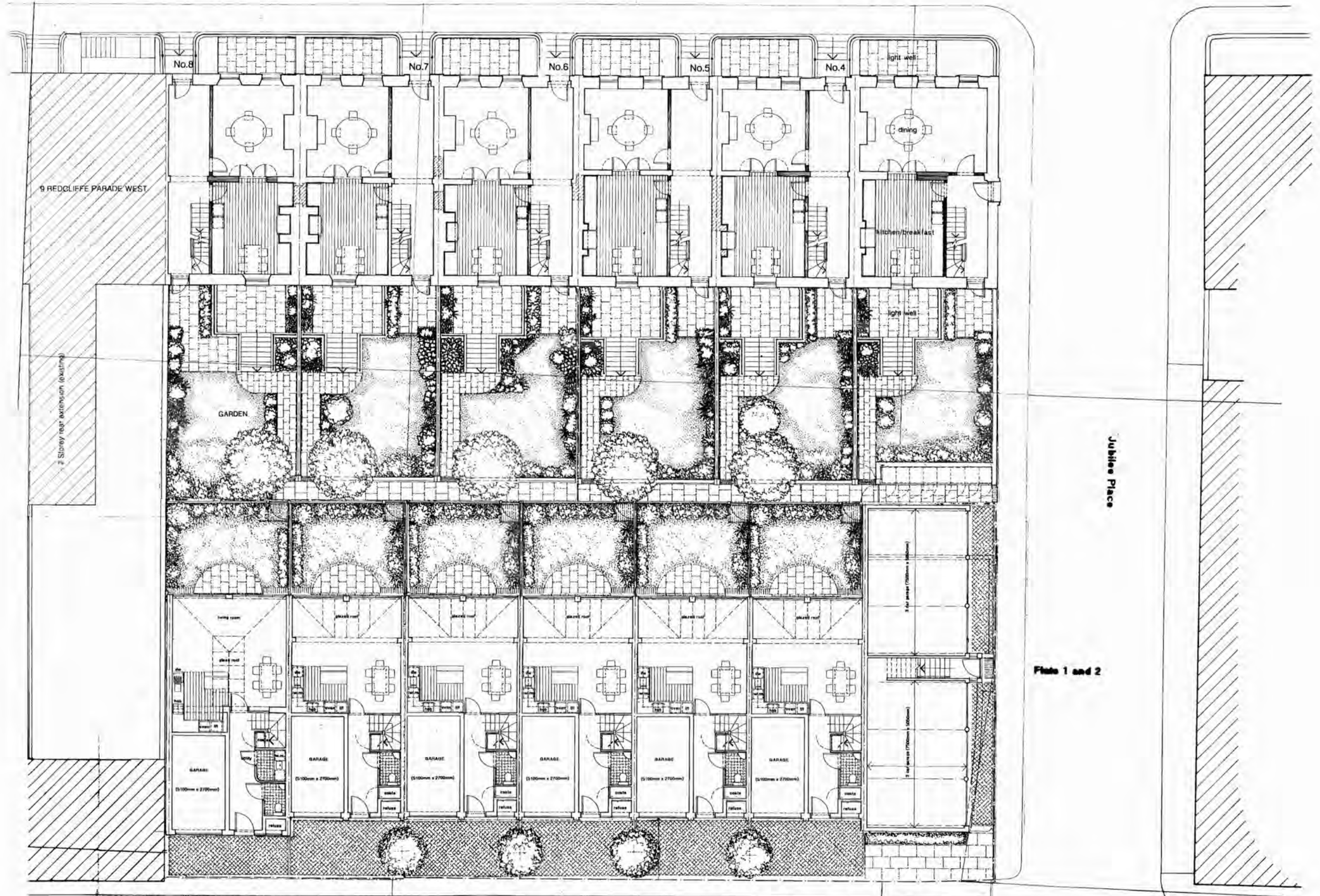
Mr Richard Brewer

5 January 2014

Supporting Documents

3. 3-8 Redcliffe Parade West.

1. Development site plan (P1D).
2. North South section (P30A).
3. Cross section Barossa Place (P29B).
4. Barossa Place and garden elevation (P22C).
5. Jubilee Place elevation and garden elevation main buildings (P24D).
6. Ground floor plan – flats and mews house H3-H6 (P12C).
7. First floor plan – flats and mew houses H3-H6 (P14C).
8. Second floor plan – flats and mews houses H3-H6 (P14C).
9. Aerial photos.
10. Photos.



3 to 8 Redcliffe Parade West & Barossa Place, Bristol

CONVERSION & DEVELOPMENT

June 2013



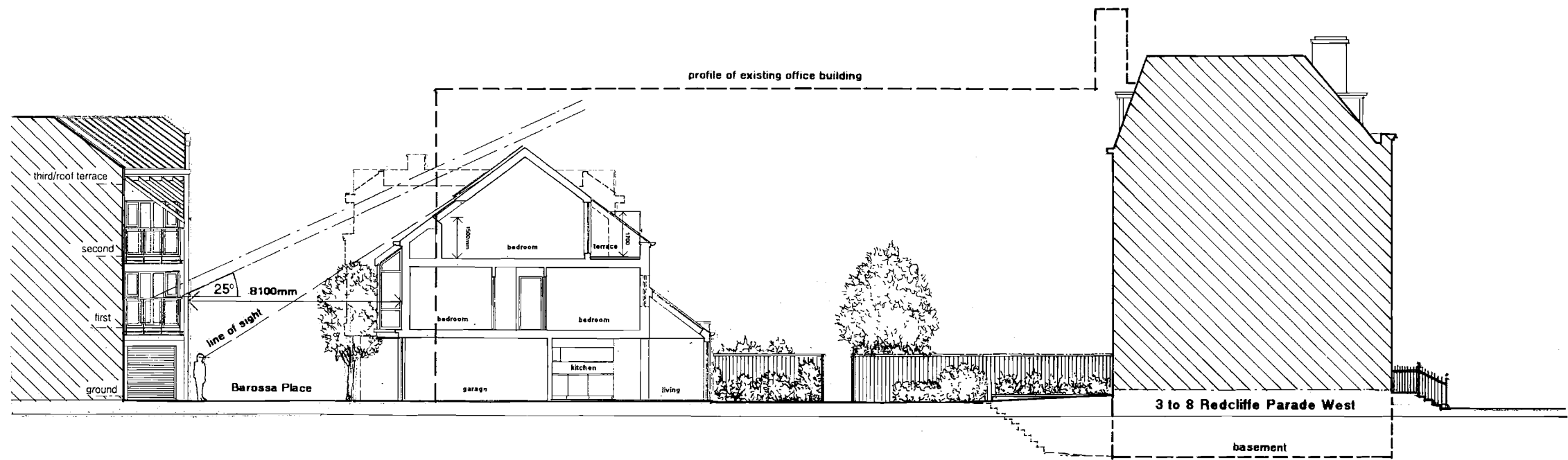
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DEVELOPMENT SITE PLAN

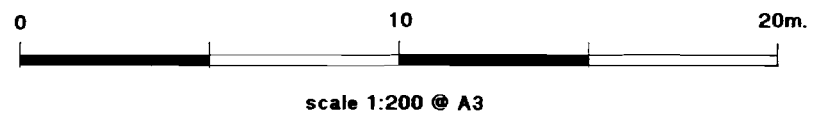
(showing ground floor plans of houses)

Dwg. 771/P1D

REVISION D (April 2014): Houses 1 to 6 and Flats 1& 2 redesigned



North/South Section Through Development



3 to 8 Redcliffe Parade West & Barossa Place, Bristol

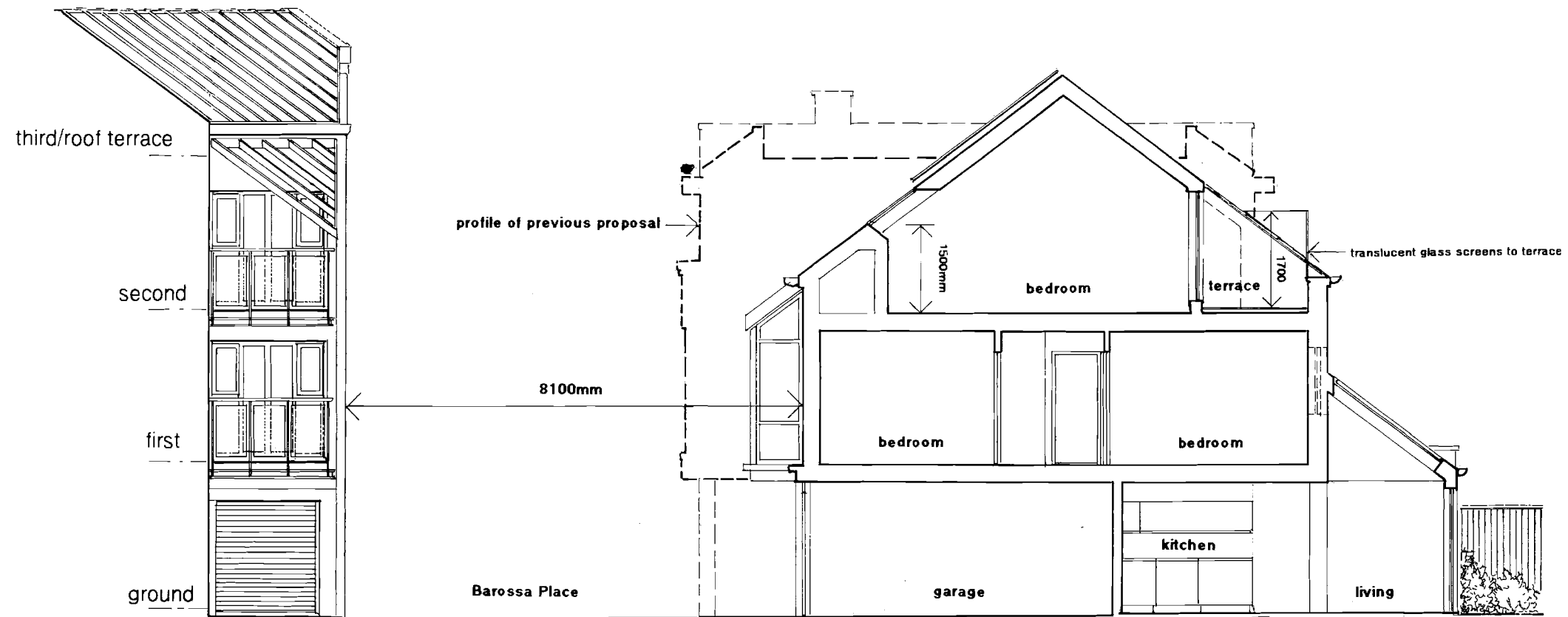
CONVERSION & DEVELOPMENT

January 2014

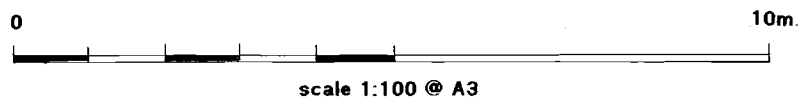
Dwg. 771/P30A

REVISION A: houses redesigned

April 2014



cross section through Barossa Place



3 to 8 Redcliffe Parade West & Barossa Place, Bristol

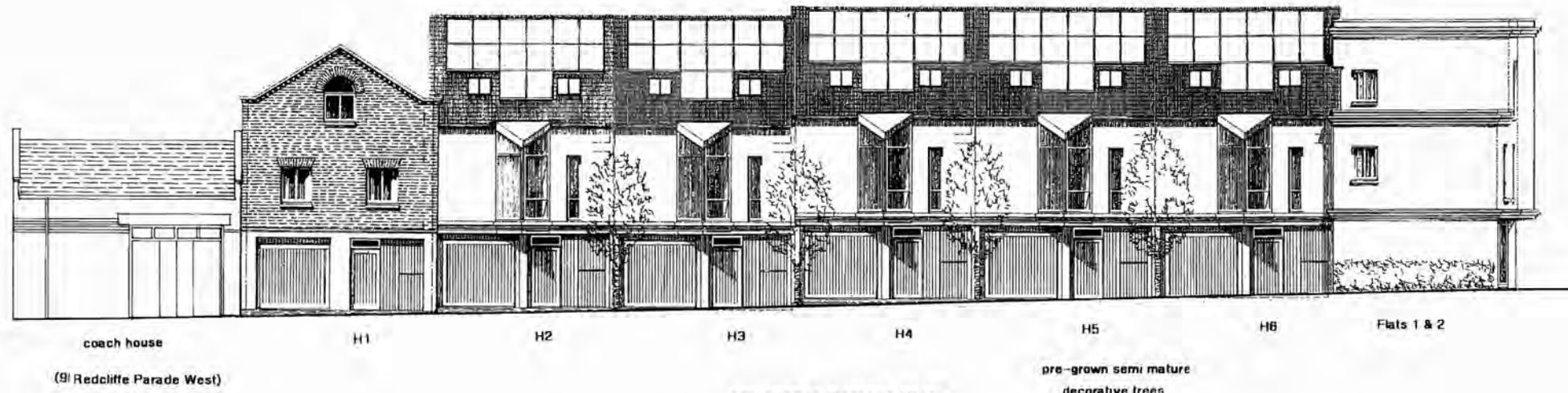
CONVERSION & DEVELOPMENT

November 2013

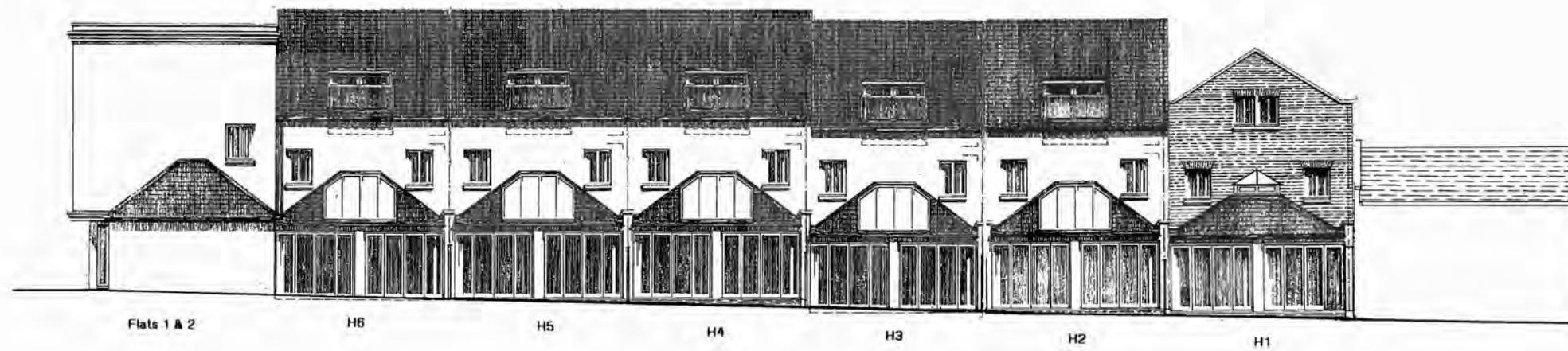
Dwg. 771/P29B

REVISION B: Houses redesigned

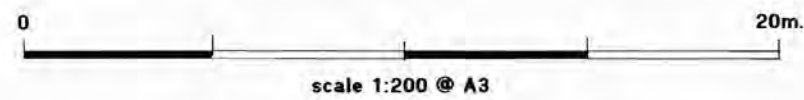
April 2014



elevation to Barossa Place



Garden Elevation



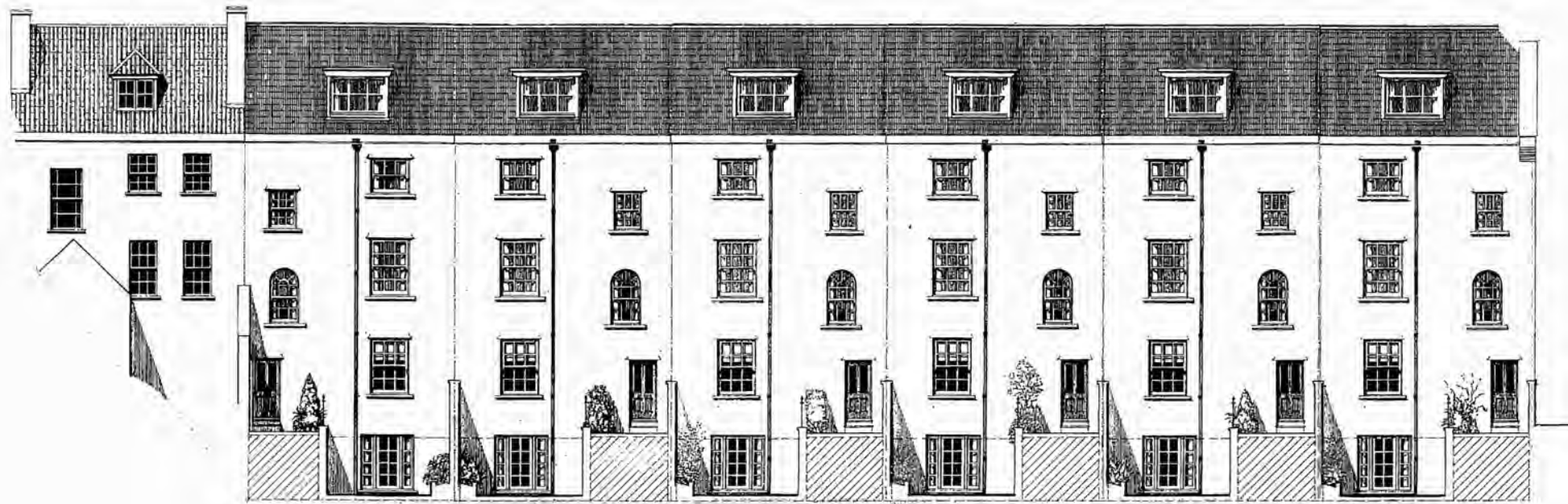
3 to 8 Redcliffe Parade West & Barossa place, Bristol

CONVERSION & DEVELOPMENT

April 2014

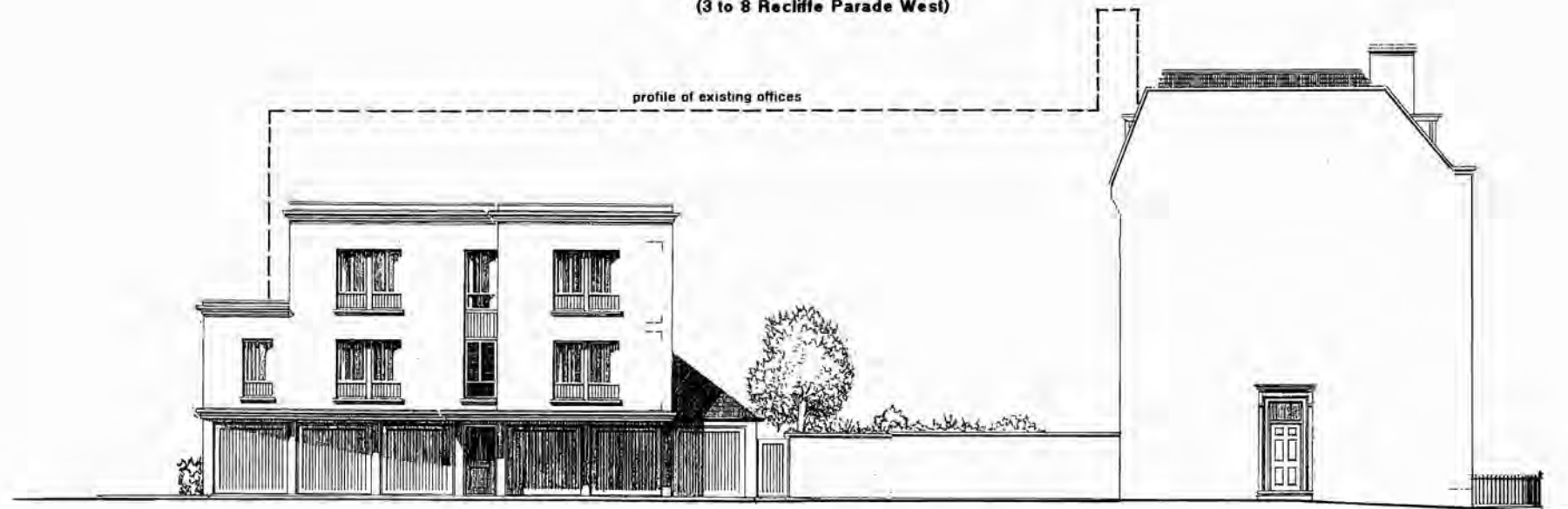
Dwg. 771/P22C

REVISION C: redesigned



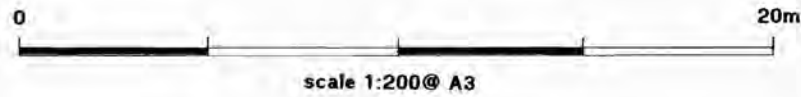
garden elevation

(3 to 8 Redcliffe Parade West)



Flats 1 & 2

elevation to Jubilee Place



3 to 8 Redcliffe Parade West & Barossa Place, Bristol

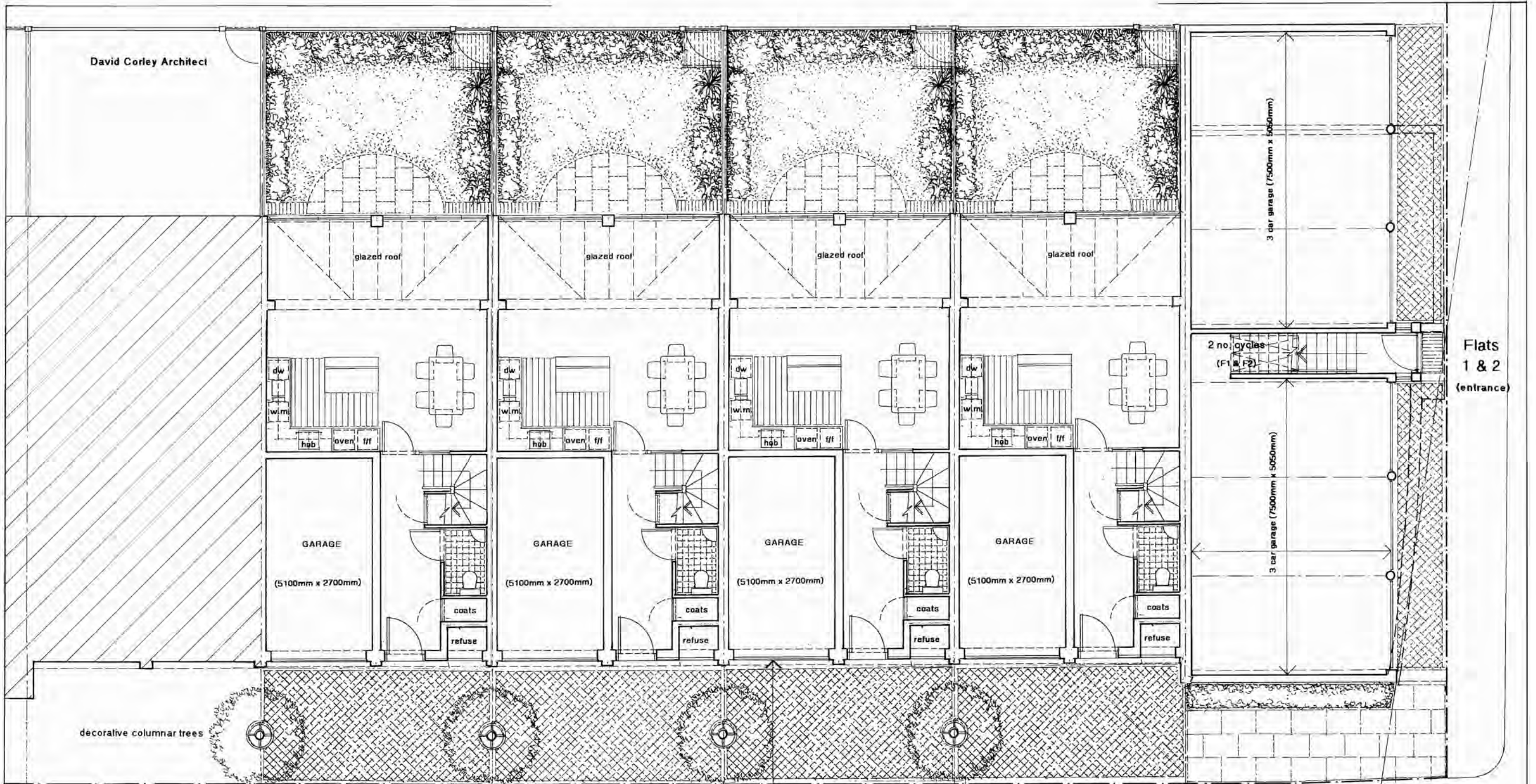
CONVERSION & DEVELOPMENT

June 2013

Dwg. 771/P24D

REVISION D: flats redesigned

David Corley Architect



decorative columnar trees

H3

H4

H5

H6

Barossa Place

8100MM.

North



scale 1:100@A3

GROUND FLOOR

3 to 8 Redcliffe Parade West & Barossa Place, Bristol

CONVERSION & DEVELOPMENT

April 2014

Dwg. 771/P12C

REVISION C (April 2014): redesigned

line of sight

14

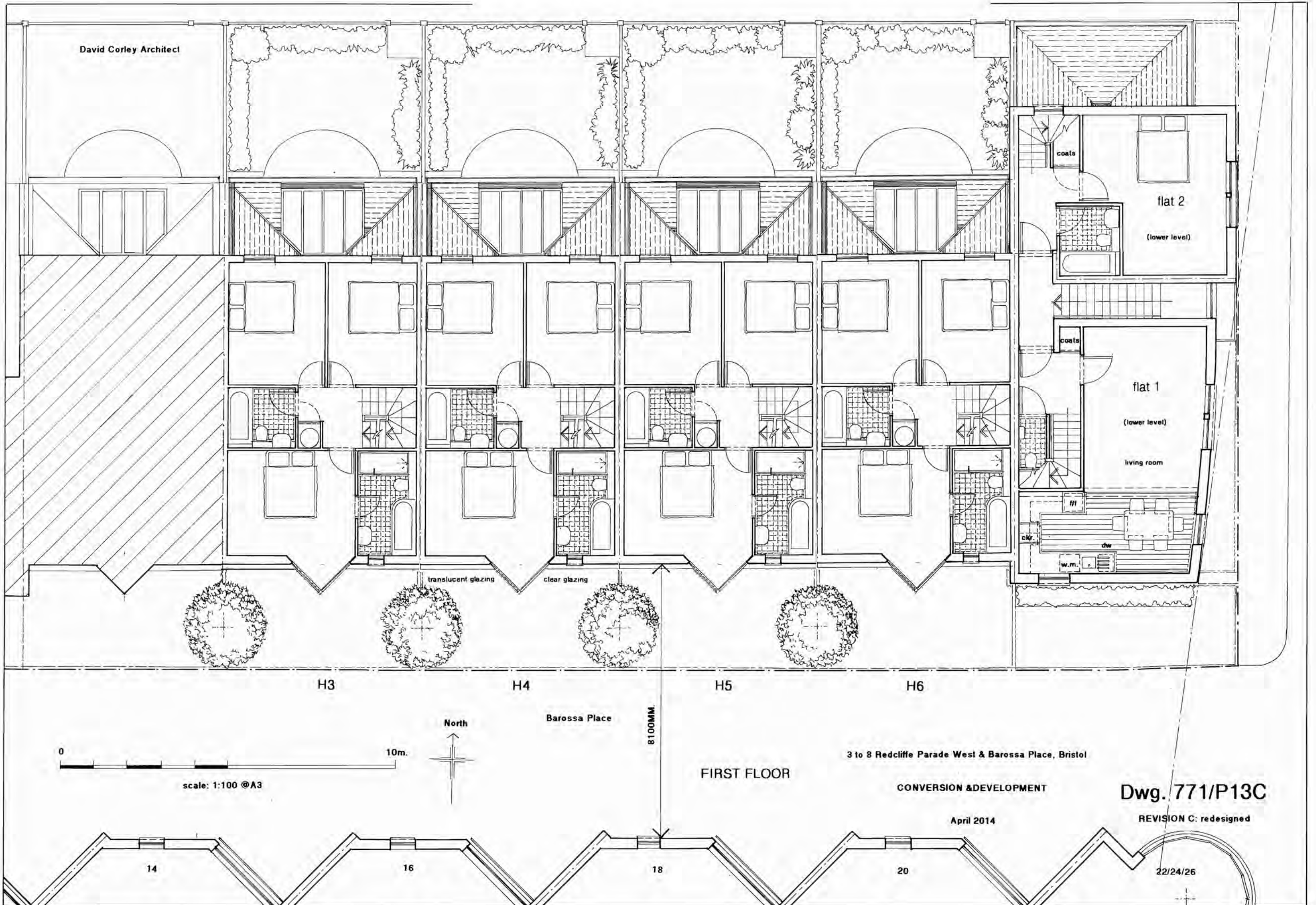
16

18

20

22/24/26

David Corley Architect



H3

H4

H5

H6

North

Barossa Place

8100MM

3 to 8 Redcliffe Parade West & Barossa Place, Bristol

FIRST FLOOR

CONVERSION & DEVELOPMENT

Dwg. 771/P13C

April 2014

REVISION C: redesigned

14

16

18

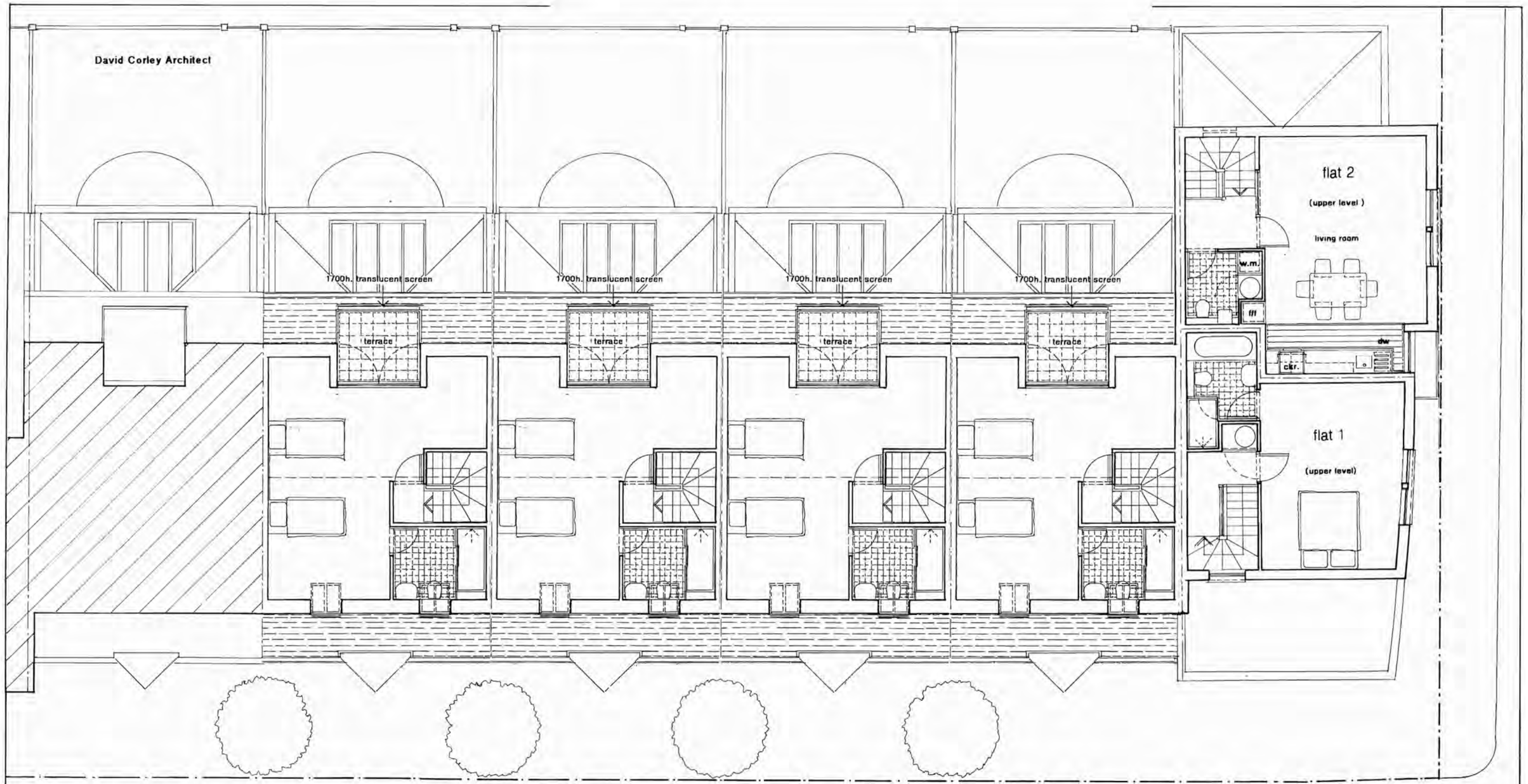
20

22/24/26



scale: 1:100 @A3

David Corley Architect



H3

H4

H5

H6

Barossa Place



scale: 1:100 @ A3

SECOND FLOOR (loft)

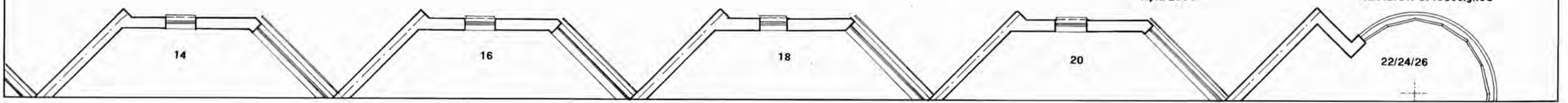
3 to 8 Redcliffe Parade West & Barossa Place, Bristol

CONVERSION & DEVELOPMENT

April 2014

Dwg. 771/P14C

REVISION C: redesigned





CASE OFFICER SITE PHOTOS 13/03492/F & 13/03495/LA



View South along Jubilee Place (application site on right)



View West along Barossa Place (application site on right)

CASE OFFICER SITE PHOTOS 13/03492/F & 13/03495/LA



View East along Barossa Place (application site on left)