

WARD: Cabot **CONTACT OFFICER:** Charlotte Sangway
SITE ADDRESS: St Georges Great George Street City Centre Bristol BS1 5RH

APPLICATION NO: 15/02984/F & Full Planning &
 15/02986/LA Listed Building Consent

EXPIRY DATE: 10 August 2015

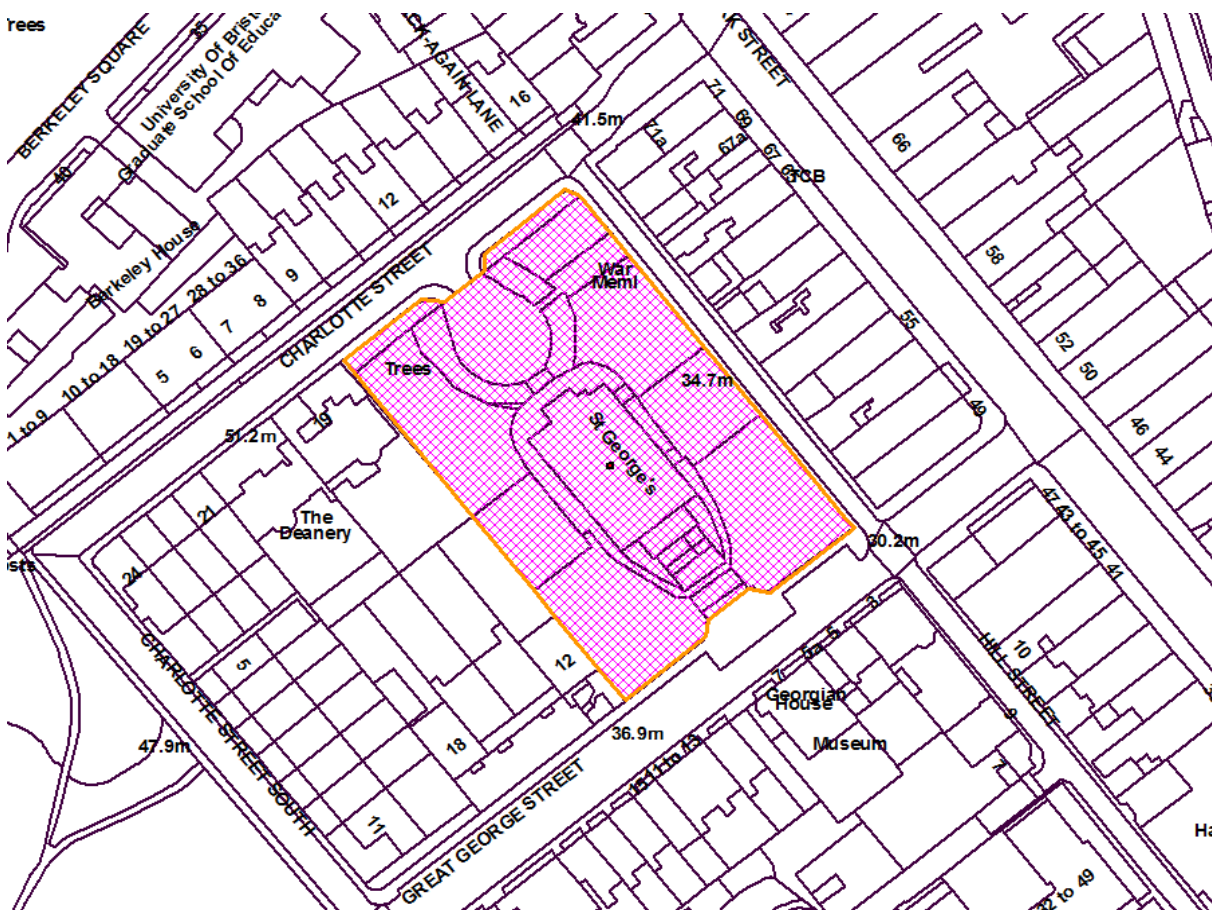
Erection of two storey building to provide cafe/bar, box office, kitchen, WCs, flexible education spaces and associated works including terracing and green roof. Amendments to Listed Building fabric. Providing four new connections to existing crypt and auditorium levels, two new light-wells and conversion of existing bar and office into office, heritage space, improved artist areas and accessible visitor facilities.

RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: Patel Taylor
 48 Rawstone Street
 London
 EC1V 7ND

APPLICANT: St George's Bristol
 St Georges
 Great George Street
 City Centre
 Bristol
 BS1 5RH

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Development Control Committee A – 18 November 2015**Application No. 15/02984/F and 15/02986/LA: St Georges Great George Street City Centre
Bristol BS1 5RH****SUMMARY**

This report relates to applications for planning permission 15/02984/F and listed building consent 15/02986/LA. The officer recommendation is for approval subject to a planning agreement and subject to conditions, which are covered separately for each application at the end of the report.

The applications relate to a Grade II* listed church building, now in use as a concert venue. The site is situated within the Park Street and Brandon Hill Conservation Area. The application proposal is for an extension to the side of the existing building within an area of existing open space and is intended to provide additional ancillary facilities including: café/ bar, box office, artists' areas, WCs, flexible education/ rehearsal/ performance space, offices and a Heritage Centre. The application follows two pre-applications submitted over the last year.

There has been a significant amount of public interest in the proposals with 163 contributors making representations; with 37 objections and 125 representations in support. Key objections include the impact on the listed building, its setting and the Conservation Area, the siting of the development and its proposed design, loss of open garden space, loss of trees, parking issues and noise impacts. Key reasons for support are the enhancement of the venue and facilities on the site and the access improvements proposed for disabled users and those users with mobility considerations.

The key issues of the application assessment are the heritage considerations (impact on the listed building, its setting and the Conservation Area), design considerations, impact on trees within the site, transport impacts and highways safety, impacts on residential amenity and sustainability.

The site is a very sensitive site and officers have carefully reviewed the application submission in great detail. It is the view of officers that the impact on the listed building, its setting and the character and appearance of the Conservation Area would constitute 'less than substantial harm' in the context of the assessment required by the National Planning Policy Framework. Considerable weight and importance have been given to this harm; however officers consider that this degree of harm would be justified by the significant public benefits of the proposals. In opinion of officers, the proposals would preserve the listed buildings/ structures, their features of special architectural/ historic interest and setting and the setting of nearby listed buildings; and would safeguard the character and appearance of the Park Street and Brandon Hill Conservation Area. Officers consider that the loss of open space would be acceptable in landscape terms. The proposals would be considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant national planning policy and guidance.

The proposals would be a high quality design approach and the proposals have now been amended to reduce the number of trees to be removed following detailed technical discussions with the applicants. The original proposal involved the removal of 13 trees on the site (3 of which are diseased or in poor condition), including 6 trees along the north east boundary with Hill Street. The updated proposal requires the removal of 11 trees, with only four to be removed along the north east boundary. The applicant states that the footprint/ building line of the development cannot be reduced or re-sited to retain the trees as this would render the development unviable. Officers consider this situation to be acceptable in terms of the impact on green infrastructure, landscape value, the setting of the listed building and the character of the Conservation Area taking into account the context, impact on views, replacement tree mitigation and the public benefits of the scheme.

Officers are satisfied that the proposals would not have an unacceptable traffic or highways safety impact and that residential amenity considerations could be satisfactorily addressed through planning conditions. While the proposal does not include provision of renewable energy generation on the site, officers are satisfied that all available options have been explored and that this is a special case where the heritage status of this building and its sensitive character would justify such an approach in this instance. The proposed new building has been designed in accordance with sustainability and

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energy efficiency principles and energy efficiency improvements would also be made to the listed building. In the view of officers, all other matters could be dealt with through appropriate conditions.

Officers recommend that Members approve both the planning application and listed building consent subject to the conditions contained within this report and subject to the submitted Unilateral Undertaking for a contribution to provide replacement tree planting off-site.

SITE DESCRIPTION

The application relates to the Grade II* listed St George's chapel, now a concert music venue. The site is within the Park Street and Brandon Hill Conservation Area and is categorised as being in Flood Zone 1 and a Coal Authority 'low risk' area.

The site has frontages on both Charlotte Street to the north and Great George Street to the south with a very large change in levels between these streets. Hill Street bounds the site to the north east and a high stone wall retains the site on that frontage with a large drop in level from the site to Hill Street itself. The site is laid out in landscaped terraced levels linked by steps stepping down from Charlotte Street to Great George Street with the chapel sitting at the top of a wide flight of steps. There are a large number of mature trees on the site including a formal line of lime trees to the Hill Street boundary.

A car park exists to the north of the site accessed from Charlotte Street with 15 spaces available, of which St Georges owns 12 of the spaces (the other spaces serve the Diocese). The main access to the venue box office is on the north eastern elevation via steps to the side of the building. The box office is within the crypt level accessed to the side of the building and other main entrances serve the auditorium level at the front and rear. Wheelchair/ level access for those with mobility issues is currently from the car park via platform lifts found to the north of the building, for which staff assistance is required.

RELEVANT PLANNING HISTORY

15/01474/PREAPP- Pre-application enquiry for the refurbishment of Crypt area and hall. Repairs to existing building. Construction of extension in existing gardens with link to existing facilities. Creation of accessible entrance from Charlotte Street. Closed 14.05.2015

14/05898/PREAPP- Pre-application enquiry for the refurbishment of Crypt area and hall. Repairs to existing building. Construction of extension in existing gardens with link to existing facilities. Creation of accessible entrance from Charlotte Street. Closed 23.02.2015

APPLICATION

This report covers both planning permission and listed building consent considerations. Conditions are covered separately at the end of the report for each application.

The proposal is for a new extension to St George's concert venue in the city centre, a Registered Charity. The proposed development would provide the following facilities:

- Level disabled access and improved circulation space;
- Box office;
- Accessible WC;
- Café/ bar and kitchen;

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- Flexible rehearsal space/ education rooms/ performance spaces;
- Facilitation of a new Heritage Centre, artist's areas, WCs and staff offices at crypt level within the main building;

PRE APPLICATION COMMUNITY INVOLVEMENT

The application is not categorised as a 'major' development in planning terms and therefore the submission of a formal 'Community Involvement Statement' was not a validation requirement of this application. However the applicants have submitted a summary of the pre-application involvement carried out within their application submission. This sets out that local amenity societies (CHIS, Bristol Civic Society and the Diocese), regular users, general public and access groups/ stakeholders have been consulted through a number of different events. Local parties have raised particular concerns regarding a perceived lack of consultation regarding the proposals and the Chair of the Board of Trustees for St George's has responded setting out in detail the consultation process including dates of all events carried out, attendance and follow-up actions. This correspondence is available on the public website for these applications.

RESPONSE TO PUBLICITY AND CONSULTATION

Public consultation was carried out in accordance with the national statutory consultation requirements via the posting of a site notice and publication of a press advertisement. 328 neighbours of the site were consulted via individual letter. 163 contributors made representations in relation to the proposals, with 37 objections and 125 representations in support, as summarised below:

Objections:

- Impact on the listed building and its setting, impact on the Conservation Area;
- Siting of the development: prominence and disruption of the building's symmetry;
- Design;
- Need and justification for the development;
- Loss of open, green space and trees;
- Traffic, parking and deliveries issues;
- Noise and disruption/ disturbance;
- Impact on landscape and wildlife;
- Impact on drainage;
- Lack of consultation with local residents;

Support:

- Enhancement of the venue;
- Enhanced access arrangements;
- Sympathetic design;

Bristol Civic Society commented (in summary) that they support the principle of the proposed extension and appreciate the need for the facilities and agree that the proposed location represents the optimum option in terms of harm to the building and its setting whilst providing the required capacity. They are pleased that their detailed comments at pre-application stage have been responded to in the current application. They have several comments regarding the detailed treatment of the proposed design. (See background papers for full details).

The Bristol Tree Forum objects to the proposals on the grounds of the loss of trees, most of which have an expected lifetime of over forty years and provide a high level of visual amenity and a great view from Great George Street.

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During the determination of the application, due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. A part of the purpose of the development is stated as being to take account of the needs of different users with key characteristics (notably age and disability) and the applicants have undertaken consultation with access consultants and relevant affected groups. Overall it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010 but rather would offer improved facilities to address equalities considerations, while ensuring that this would not be at the expense of other groups or key characteristics.

OTHER COMMENTS

Historic England has commented as follows:-

They recognise the limits placed on the facility by the current front of house areas and ancillary facilities, and understand the need for the proposal. Historic England has given pre-application advice on the proposals and notes that their comments have been taken into account of in this submitted proposal. In their view, St George's is capable of accommodating an extension of this size without unduly affecting its significance. Due to the size of the plot in which it sits, the topography, and the dominance of the main building and its principal elevation, the extension, although large, would not compete unduly with the listed building. There would be some harm; the loss of historic fabric for new openings into the building, the loss of some of the historic graveyard, and the loss of some of the boundary trees. The lift shaft which is accessed from the roof is close to the listed building and may have some impact on its visual character. However they are of the opinion that the elements of harm caused by this proposal are outweighed by the benefits of the scheme, ensuring the ongoing viability of St George's as a concert venue, with any harm caused by the scheme kept to a minimum. **Recommendation:** - Historic England is satisfied that this proposal is acceptable in relation to the historic environment and raises no objections to consent being granted. (Summary- see background papers for full details).

The Georgian Group has commented (in summary) that the Group's Design Review Committee did not object in principle to extending the church; however the proposed new structure would have a significant and detrimental impact on the setting of Smirke's Church because of its size, massing, and location. The justification provided for constructing a new building of this size is inadequate. The building is not in need of total restoration or other essential repairs that might off-set an extension of this kind, although even then we would not advocate an extension which so heavily dominates the historic form of the Grade II* Listed Building. The proposed addition would harm key axial views of the north-east façade and the, hitherto undamaged, symmetrical composition of the church; an essential part of its temple-form and absolutely integral to its architectural significance. Therefore we advise that this application is refused consent and that a more sensitive way of extending this important building is considered before any new proposals are put forward. (Summary- see background papers for full details).

Urban Design (City Design Group- CDG) has commented as follows:-

In summary, a combined response from historic environment, archaeology, landscape and urban design officers has been provided. The City Design Group's (CDG/ Urban Design) initial response identified the need for further work and justification, which has now been received and is considered to provide sufficient assessment of the significance of the building and impact of the proposal. On the basis of the justification supplied, the need for the proposed extension and the resulting degree of harm to the listed building and conservation area is accepted by officers; and it is considered that the wider public benefits would outweigh the level of harm caused. Detailed assessment has been made

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of the proposed projecting roof elements (oculus projection, lift core and ramp to the roof) and officers are satisfied that all alternative options have been explored and that these elements would be necessary to achieve improved disabled/ level access and would be an acceptable solution.

Although the proposed loss of four trees from the boundary of the site would result in some harm to the character of the conservation area, the trees are confined to the least visible part of the site in terms of views appreciated from within the conservation area and is temporary in nature given that the replacement trees would grow to fill the gap to provide mitigation. There are some concerns regarding the use of regularly coursed ashlar stone however, the finish of the stone could be subject to condition. **Recommendation: - CDG do not object to the proposals subject to conditions.** (NB This is a summary- see background papers for full details).

The Bristol Urban Design Forum (BUDF) was consulted as part of the preceding pre-application enquiry. Further consultation was not carried out given that the scheme did not change significantly. In summary, they commented that St George's clearly recognised the sensitivity of the building and had carried out a rigorous analysis of the historic building and its setting. The proposed design addresses the functional issues in an elegant manner, creating attractive new public facilities. The proposal would not be to the detriment of long views and detailed comments were made regarding landscaping, detailed design, access, materials and sustainability. (See background papers for full details).

Arboricultural Team has commented as follows:-

Growing along the east boundary of the site is a formal line of mature lime trees approximately 150 years old. The trees are a prominent feature within the site and provide significant contribution to the character of the site and to the surrounding area. The Arboriculture Team has had major concerns regarding the proposed siting of the building, which would be too close to the trees and would result in the removal of four of the trees from the centre of the line. Significant compromise on tree and root protection has been made in order to accommodate the proposal, with just a little more distance from the building; it is considered that they could be retained. Despite urging the applicant to alter the scheme to maintain a suitable distance between the development and the trees, further amendments have not been forthcoming. This would result in the removal of the trees, which they consider can be avoided and on this basis would object to the proposal and consider it to be contrary to local policy, recommending refusal of the application. (Summarised- see background papers for full details).

Transport Development Management has commented as follows:-

There are no objections to the proposals subject to confirmation of cycle storage arrangements and appropriate conditions. (Summarised- see background papers for full details).

Pollution Control has commented as follows:-

No objections are raised subject to conditions. (See background papers for full details).

Nature Conservation Officer has commented as follows:-

No objections are raised subject to conditions. (See background papers for full details).

Contaminated Land Environmental Protection has commented as follows:-

Given the proposals for the development and the historical uses at the site we recommend that ground contamination can be dealt with through condition.

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Flood Risk Manager has commented as follows:-

No objections are raised to the proposals as a well-presented drainage strategy has been submitted with the application.

Crime Reduction Unit has commented as follows:-

No objections are raised to the proposals subject to an advice note to recommend security standards to be met for the proposed extension. (See background papers for full details).

RELEVANT POLICIES

National Planning Policy Framework – March 2012**Bristol Core Strategy (Adopted June 2011)**

BCS2	Bristol City Centre
BCS7	Centres and Retailing
BCS8	Delivering a Thriving Economy
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS12	Community Facilities
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
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 (Adopted July 2014)

DM1	Presumption in favour of sustainable development
DM5	Protection of community facilities
DM10	Food and drink uses and the evening economy
DM14	The health impacts of development
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
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
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

Bristol Central Area Plan (Adopted March 2015)

BCAP1	Mixed-use development in Bristol City Centre
BCAP5	Development and flood risk

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BCAP9	Cultural and tourist facilities and water-based recreation
BCAP13	Strategy for retail development in Bristol City Centre
BCAP15	Small scale retail developments and other related uses in Bristol City Centre
BCAP20	Sustainable design standards
BCAP21	Connection to heat networks
BCAP25	Green infrastructure in city centre development
BCAP29	Car and cycle parking
BCAP42	The approach to West End

Supplementary Planning Documents

SPD5	Sustainable Design and Construction (February 2006)
SPD7	Archaeology and Development (March 2006)
Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012	

Supplementary Planning Guidance

Park Street and Brandon Hill Conservation Area Character Appraisal	
PAN 15	Responding to Local Character - a Design Guide (1998)

Bristol City Council Climate Change and Sustainability Practice Note (December 2012)**The Planning (Listed Buildings and Conservation Areas) Act 1990****Historic England: Managing Significance in Decision Taking in the Historic Environment
(Historic Environment Good Practice Advice in Planning: 2) (March 2015)****Historic England: The Setting of Heritage Assets (Historic Environment Good Practice Advice
in Planning: 3) (March 2015)****Historic England: Conservation Principles, Policies and Guidance (April 2008)****The Wildlife & Countryside Act 1981**

KEY ISSUES

**(A) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN PRINCIPLE IN TERMS OF
THE LAND USE?**

The site is not designated for any specific use within the Bristol Central Area Plan (BCAP) Proposals Map. The existing concert venue use is categorised as a community use. Policies BCS12 of the Core Strategy and DM5 of the Site Allocations and Development Management Policies Document (SADMP) seek to protect community facilities. Policy BCAP9 of the BCAP encourages proposals for enhanced cultural facilities and tourist attractions in the city centre. While the application proposal will result in the loss of some open garden space (which is open at times to the public), this would enable provision of enhanced community venue facilities and objections would not be raised on this basis.

The proposal includes a cafe/ bar use of less than 200sqm in floor area linked to the music venue and is located outside a primary shopping area or frontage. Policy BCAP15 of the BCAP states that the development of new small-scale retail or related uses (including cafe uses) in such locations will be acceptable where they would add to the vitality of the area. While the proposed development would not provide an active frontage (i.e. with a public entrance and windows) directly onto the street, it is considered that the proposal would contribute to the vitality of the area albeit of a different character.

It is the view of officers that the proposed development would be in accordance with local and national planning policies in land use terms.

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- (B) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE ON HERITAGE GROUNDS WITH RESPECT TO LISTED BUILDINGS, THE CONSERVATION AREA AND ARCHAEOLOGY?

Relevant heritage legislation and policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight."

Section 12 of the National Planning Policy Framework (NPPF) 2012 requires great weight to be given to heritage assets' (including listed buildings and conservation areas) conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, para.133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

In terms of local policy, Policy BCS22 of the adopted Bristol Core Strategy 2011 and Policy DM31 of the adopted Site Allocations and Development Management Policies also require development to safeguard or enhance heritage assets in the city. The site is in the 'West End' neighbourhood, covered by Policy BCAP42 of the BCAP, which expects development in this area to preserve the area's historic assets and visitor attractions, preserving or enhancing local and long distance views.

Listed buildings

St George's chapel is grade II* listed while its front steps, walls, gates and lamps are grade II listed. Many of the surrounding buildings are also grade II* (1-16 Charlotte Street, 12-18 Great George Street, 3 and 7 Great George Street) or grade II (19-20 Charlotte Street and the majority of the adjacent terrace to the north east fronting Park Street).

Significance

The applicants have submitted a detailed Heritage Statement and Planning Statement which describes the significance of the listed building and its setting. It is the opinion of officers that this contains a level of detail proportionate to the importance of the heritage assets and the nature of the proposal. The NPPF requires local planning authorities (LPAs) to identify and assess the particular significance (i.e. heritage value) of any heritage asset and its setting. Historic England guidance groups 'significance' into four categories: evidential, historic, aesthetic and communal.

The application site is considered by officers to have value and significance overall in all of these categories, but principally in terms historic and aesthetic value. Officers have reviewed the Heritage Statement in detail and are satisfied that it has appropriately described the significance of the heritage assets and their setting as required by the NPPF and supporting guidance. The site is significant nationally and highly significant locally for the reasons set out within the Heritage Statement particularly in terms of its architectural significance and composition within its landscaped setting. Given the great significance of the site, very great importance is given to the conservation of the

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building, its features of special architectural and historic interest, and its setting, and these matters are considered in detail below.

Impact on historic fabric

Internal and external alterations would be required to facilitate the proposed extension including the creation of several new openings/ partitions at crypt level and the removal of some existing openings and modern partitions. While some of the openings would be made through historic fabric, these are limited in extent and it is considered that they would be justified by the conservation gains of removing other openings/ partitions and the public benefits of the scheme overall (see below). The cill levels of two windows at auditorium level would be dropped to create new openings to link the new extension, with the rear openings widened. The proposed extension would be connected by a glazed link at the masonry string course level to minimise visual disruption and fixings. Removal and resiting (internally) of the external steps would be required. Two pennant rubble stone retaining walls within the footprint of the development that are presumed to form part of the original landscaping of the site (and therefore have some evidential and historic value) would be removed; however the north eastern sections of these walls would be rebuilt maintaining some evidential value on the site.

In summary, the impact on historic fabric has been reduced to the minimum intervention required and in the view of officers would constitute 'less than substantial' harm to the heritage asset.

Impact on setting and loss of open garden space

The 'setting' of a listed building is the surroundings within which the asset is experienced. The setting of the listed building is of high significance providing a very attractive, verdant landscaped setting to the building with a symmetrical layout reflects the symmetrical composition of the church's architecture. It retains the basic layout of terraces, entrances and hard landscaping shown on the earliest maps of the church and is presumed to be the original, symmetrical layout. The main steps, boundary walls and railings are listed independently. The churchyard contains several monuments and works of art including ledger slabs, a war memorial, benches and inscriptions by Ian Hamilton Finlay. In addition, the setting of the building has great landscape and aesthetic value as open space in this urban location. The view from Great George Street particularly allows an appreciation of the symmetry of the plot showing the dramatic front façade with its wide flight of steps leading up to the portico being flanked by open landscaped areas to either side with mature tree planting and landscaping. The open nature of the setting also allows an appreciation of the topography of the site and the building in the round with views of all facades of the building, which enhances the prominence of the building.

The impact of the proposal would be a change to the open, landscaped character to one side of the building through its replacement with built form. This would constitute a partial impact on the landscaping and historic setting of the building as the other parts of the site would remain unchanged and in their traditional landscaped form. Additional tree planting is proposed as an enhancement of the existing site and would assist in retaining the sense of the landscaped garden setting of the building. It is the opinion of officers that the degree of harm to the special interest of the listed building's setting would be less than substantial.

While the proposal would be a significant intervention, it is the view of officers that it would continue to preserve the prominence and architectural importance of the building and the significance of the landscaped setting taking into account the impact on key views. The impact on the setting has been minimised by setting the extension down within the topography of the site, setting it back from the front façade of the building, designing it to be of a clearly subservient scale to the main building, with a proposed glazed front elevation and the creation of a landscaped roof. Additional tree planting would also be proposed to enhance the landscape quality of the site.

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Although there would be a clear impact on the setting of the listed building, the design of the scheme minimises this impact and provides a high quality design approach (refer to 'Design' Key Issue C) below). Officers are satisfied that sufficient justification has been given to demonstrate that this would be the minimum amount of space and size of development required by St George's to represent a viable development and that appropriate justification for this scale of development has been given. Given the strong and dominant character of the main façade of St George's and the clearly subservient nature of the proposed extension, officers are of the opinion that this would not unacceptably unbalance the symmetry of the building but would be a high quality enhancement to the building. The sense of the more open and landscaped character of the setting would be maintained, albeit in an altered form. The impact on views from outside the site is covered under the 'Conservation Area' heading below.

Existing features such as ledger slabs and the war memorial would remain unaffected and would be consolidated into one location. The public experience of these elements would be enhanced through the re-landscaping around the site and improvements to the access to this element. The impact of the development on the line of lime trees to the boundary has been reduced as far as possible and replacement tree planting would mitigate this impact on the setting.

It is the view of officers that the impact on the setting and special interest of the listed building would be 'less than substantial' harm to the heritage asset.

Impact on surrounding listed buildings

It is the view of officers that the proposals would not harm the setting of any adjacent listed buildings.

Conservation Area

The application site has three street frontages and a views assessment has been carried out to consider the impact of the proposals on the Park Street and Brandon Hill Conservation Area. The site is currently planted with a large number of mature trees, which act to screen the site to an extent (though this is seasonal). The impact on the line of lime trees along the boundary has now been reduced with four trees to be removed and replaced and the view of these trees are limited to glimpsed views given their position within the site. The main impact of the proposal would be from Great George Street as given the topography of the site and surrounding roads along Charlotte Street and Hill Street and the nature of the boundary walls of the site; the proposed extension would not be highly visible from these aspects. From Great George Street, the extension would be visible in glimpsed views. Impact on views from longer range locations would not be considered harmful. St George's is a landmark building and the proposal would be a high quality design approach that would respond to this and to the character of the Conservation Area. While it would not necessarily reflect other historic development in the area, this is appropriate given the stand-alone character of the building's architecture. While there would be a perceived reduction in the amount of open landscaped space around the building, it is considered that the overall verdant landscaped setting of the building would still be maintained and its contribution to the character of the area would not be diminished.

Great importance and weight has been given to the impact and any harm resulting to the character and appearance of the Conservation Area and it is the opinion of your officers that the impact would not be harmful in this respect and that the proposals would safeguard the character and appearance of the Park Street and Brandon Hill Conservation Area.

Justification, need for and public benefit of the development

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The National

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Planning Practice Guidance (NPPG) (Para. 020) states that public benefits could be anything that delivers economic, social or environmental progress as described by the NPPF and may include heritage benefits such as sustaining or enhancing the significance of the heritage asset or securing the optimum viable use in support of its long term conservation. Paragraph 015 of the NPPG states that the vast majority of heritage assets are in private hands and thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. The optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The Heritage Statement and Planning Statement state that a key aim of the proposed development is to resolve the access issues facing customers attending performances. Currently, staff assistance is required to facilitate access for those with disabilities or mobility issues given the large level changes across the site. These statements highlight the need for a proposal of this scale (as a minimum) to ensure the ongoing viability of the premises enabling St Georges to become financially sustainable generating revenue for the ongoing maintenance and restoration of the historic fabric of the building without reliance on fundraising. The extension would provide ancillary facilities to a standard comparable to other venues and would assist in achieving charitable objectives including providing education/ rehearsal facilities.

The public benefit in terms of the listed building lies in ensuring that the building remains in active use and that the integrity of the main building and particularly the auditorium are preserved in the long term through maintenance and restoration. The optimum viable use of the building is the use that maintains the auditorium and other spaces as far as possible in their original form. The public benefits in terms of improved access, education opportunities and other charitable objectives would be significant. The proposals would enable the significance of the interior of the listed building to be better revealed through increased flexibility. The additional revenue generated by introducing the café use would be fed back into the maintenance and management of the building and the creation of a Heritage Centre, which would enhance the significance of the space. The creation of education spaces would also increase public appreciation of the building in terms of numbers and diversity of public users that would benefit from the facilities.

The applicant's Design and Access Statement has outlined in detail the alternative options reviewed for an extension to the building in terms of locating an extension in a different part of the site and/ or options for the use of other nearby buildings. All of these options were discounted by the applicants for the reasons set out within the Statement and the application proposal deemed to be preferable taking into account all of the considerations at hand. Specific justification has also been given at the request of officers for elements of the proposals including the roof projections (the 'Oculus', ramp and lift enclosure) and why other options for the siting of the development and access arrangements would not be feasible through an Addendum to the Design and Access Statement. Officers are satisfied with this justification for the proposed development option presented.

It is noted that The Georgian Group have raised an objection to the proposal- while they do not object to the principle of extending the church they had considerable concerns regarding the impact of the proposed development on its setting and loss of an attractive green amenity space. It is their view that the proposed structure would have a significantly detrimental impact due to its size, massing and location. They state that the justification provided for constructing a new building of this size is inadequate. The building is not in need of total restoration or other essential repairs that might off-set such an extension, which would so heavily dominate the historic form of the listed building harming key views. It should be noted that further heritage justification was provided during the course of the application at the request of officers to address such matters.

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Historic England has not objected to the proposals and has stated that they recognise the limits of the facility in terms of front of house areas and ancillary facilities and understand the need for the proposal and that in their view; St George's is capable of accommodating an extension of this size without unduly affecting its significance. They are of the opinion that the elements of harm, caused by this proposal would be outweighed by the benefits of the scheme, ensuring the ongoing viability of the facility, and by the quality of the design.

Archaeology

A recent evaluation of the site has successfully established that Victorian burials would be disturbed by the construction of the proposed extension. These remains would be removed sensitively in accordance with archaeological protocols before development commenced this would be secured through planning condition in the event that Members grant consent. A condition requiring the recording of the affected elements of the listed building would also be recommended.

Summary

The site is highly significant overall and very sensitive both in terms of historic fabric and the setting of the listed building. Great weight and importance has been given the desirability of preserving the listed building, its features of special architectural and historic interest and its setting; and the character and appearance of the Park Street and Brandon Hill Conservation Area. It is the view of your officers that the proposals would result in less than substantial harm to the listed building and its setting and that this harm would be justified by the public benefits of the proposals in ensuring the long term viable active use of the building in a form that minimises impact on the historic fabric and auditorium space. Beyond that, there would also be considerable benefits to the public in terms of the additional facilities provided. Should Members be minded to grant approval, appropriate conditions would be recommended.

(C) WOULD THE PROPOSED DEVELOPMENT BE OF AN ACCEPTABLE DESIGN?

Policy BCS21 of the Bristol Core Strategy states that development should deliver high quality urban design, and sets out the ways in which development should achieve this. Policies DM26, DM27, DM28, DM29 and DM31 of the SADMP set out more specific design criteria by which developments will be judged. The key principles being that the design of development will be expected to contribute towards local character and distinctiveness and result in the creation of quality urban design, making efficient use of land and resulting in healthy, safe and sustainable places.

The proposed development would respond to existing land forms and features, existing buildings, local character and materials, would retain important views and provide a high quality landscaped setting. The proposal would be clearly subservient to the listed building and would not unacceptably unbalance its symmetrical form and layout by reason of its scale, siting, design and materials. It is the view of officers that the proposed extension would be a high quality design approach that would be compliant with local and national planning policy. Should Members be minded to grant approval, appropriate conditions would be recommended to ensure the quality of the scheme.

(D) ARE THERE ANY TREE OR NATURE CONSERVATION ISSUES?*Trees*

Local policies BCS9 of the Core Strategy and DM17 of the SADMP seek for development to retain and integrate existing trees into new development with their loss only acceptable where necessary, on balance, to achieve the aims of the Core Strategy with appropriate mitigation provided. It is the view of officers that the loss of these trees proposed would be necessary to achieve the other aims of the Core Strategy of enhancing entertainment, arts and cultural facilities within the city centre (Policy BCS2).

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The application originally proposed the removal of 13 trees on the site: 6 mature lime trees along the north eastern boundary, 3 trees in poor condition and 4 other trees on the basis that they would be within the footprint of the proposed building. The Council's Arboriculture Officer raised no objection to the loss of the trees within the site, but considered the mature line of lime trees along the boundary to be of greater importance.

Detailed technical discussions have taken place between the applicant's arboricultural consultant and their design team and the Council's Arboriculture Officer/ other relevant officers in order to seek a solution that would retain the line of lime trees. Amendments to the scheme have reduced the number of trees to be lost to four lime trees along the boundary (in addition to the 7 within the site). The applicants have been advised to reduce the footprint of the building further in order to retain all of these trees but state that such alteration would seriously affect the viability of the development. The Arboriculture Officer continues to object to the proposals on the basis of the loss of trees proposed.

Replacement tree planting is proposed in the form of four semi-mature lime trees along this boundary. In this case based on the trees to be lost, 23 new trees would need to be replaced on site in accordance with the Bristol Tree Replacement Standard (within the Planning Obligations Supplementary Planning Document). The site is already heavily planted and 15 replacement trees are proposed on site itself with the outstanding 8 replacement trees to be provided off-site through payment of a financial contribution of £6121.68 to the Council to plant trees within 1 mile of the application site. The applicants have submitted a Unilateral Undertaking to provide this contribution.

There would be a perceptible visual difference between existing and replacement trees that would diminish over time as the new trees matured. The existing lime trees require ongoing maintenance and reduction in the near future, which would reduce the visual difference between the new and existing trees. The Council's Landscape Officer has advised that in their view, taking into account mitigation replacement tree planting, this impact would not be unacceptably harmful to the setting of the listed building and Conservation Area and while great weight is given to any such harm, this would be outweighed by the public benefits of the scheme. Should Members be minded to grant approval, appropriate conditions would be recommended requiring tree protection measures, arboricultural supervision, a construction method statement and implementation of the replanting scheme.

Nature conservation

The Council's Nature Conservation Team raised no objections to the proposals but recommended that a condition relating to the installation of bat and bird roosting/ nesting boxes be attached should consent be granted. The roof garden proposed was welcomed and would also be secured via a condition.

(E) WOULD THE PROPOSAL SAFEGUARD THE RESIDENTIAL AND ENVIRONMENTAL AMENITY OF THE AREA?

The proposed extension is situated 22m from facing properties on Great George Street, 23m from the properties opposite on Charlotte Street, 20m from 19 Charlotte Street (adjacent), 6m from properties on Hill Street and approximately 25m from the rear of properties on Park Street.

The majority of properties on Hill Street appear to serve commercial uses, some of which may be linked to premises on Park Street. 65 Hill Street is a residential house situated towards the Charlotte Street end of the street. This house has one window facing towards the site, the top of which is roughly level with the top of the boundary wall of St George's. The tree cover on this elevation is relatively dense (though seasonal). The property would not directly face the extension itself, though it would face the ramp access proposed. The rear wall of the proposed extension would be within 9m of this property and the ramp within 6m. The proposed development would not, in the view of officers, result in an overbearing or over enclosing impact on this property or unacceptable overshadowing

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impact. While it would be possible that users of the access ramp could look towards this property, tree screening would reduce this impact and given that this would be occasional use for access only this would not be considered by officers to be an unacceptable loss of privacy such that permission should be refused.

The proposed development would have a large, glazed façade on the Great George Street elevation. This would directly face a number of residential properties on Great George Street. While the application site is raised in level above these properties, the separation distance would be 22m which is a reasonable distance such that unacceptable loss of privacy should not take place, in the view of officers. There would also be an oblique view from the proposed building towards Hill Street; however this would be partly obscured by the design of the front façade, the level difference and the boundary wall.

Noise

The proposed development would be used for a range of purposes; café/ bar, educational use, rehearsal spaces and performances. These uses would involve mechanical extraction and ventilation equipment. Noise escape from the site would also occur from the use of outside areas, the opening of doors and windows and internally from within the building. A Noise Impact Assessment has been submitted and reviewed by the Council's Pollution Control Team who have commented that they are satisfied that these matters could be satisfactorily controlled by appropriate condition should Members recommend approval to safeguard residential amenity.

Conditions would be recommended to restrict the noise level of mechanical equipment should permission be granted.

Lighting

While there is a large amount of glazing proposed to the front elevation, given the separation distances involved, light spill would not have an unacceptable harmful impact on residential amenity.

Conditions would be recommended to require the submission of a lighting assessment to ensure that light spill from the development would not unacceptable affect residential amenity (or the setting of the listed building).

(F) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?

Local objectors to the application have raised particular concerns regarding the highways impact of the development as they state that currently, the parking demand at peak times of use (i.e. performance times) is very high, frequently meaning that residents with permits are unable to park. In addition, they cite examples of conflicts between delivery vehicles to the site along Charlotte Street.

The application assessment should consider to what extent the proposed development would result in any increase in traffic and highways safety impacts compared to the existing situation. The submitted Transport Statement states that while the proposed development would result in an increase in the floor area of the venue; this would remain an ancillary function to the main concert venue and would not result in an increase in the overall capacity of the venue for any single event. The number of events within the main auditorium is anticipated to increase slightly per annum, with an increased average audience attendance as a result of the new facilities. However, this would not increase beyond the total capacity of the venue as it currently stands (a capacity of 560) and given the enhanced café/ bar facilities it is anticipated that visitor arrival times would be staggered more than they are currently.

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It is expected that there would be approximately 100 performances within the new extension spaces per year (attended by a maximum of 150 including staff and visitors), but these would not normally be scheduled to coincide with events with the main auditorium. The education centre would be attended by school groups, with drop off at Charlotte Street. The café/ restaurant/ bar use proposed would be mainly a daytime use attracting users outside the times of the main performance. Many users would be expected to access the café on foot and the number of increased vehicle journeys to the site as a result of the café use specifically would be minimal. Refuse and recycling storage for the café/ bar would be beneath the ramp structure adjacent to the kitchen and would be moved closer to the street on collection day, as per the current arrangements.

The proposal would retain the existing vehicular access from Charlotte Street without alteration and the pedestrian access would also remain unchanged (other than access within the site). The Transport Development Management Team has advised that on the basis that the extension would be ancillary to the existing use; the proposal would be unlikely to result in any highway safety impacts or capacity issues for the existing network and that on this basis they raise no objections.

Two Travel Plans have been submitted in support of the application targeted at staff and audiences, these should be combined into a single Travel Plan- a condition requiring this would be recommended should consent be granted. It is also recommended that an Operational Management Plan be a condition of any consent granted, to agree the parameters of use in terms of total venue capacity. A Construction Management Plan would also be recommended. Further details of the proposed cycle storage arrangements are sought be condition.

In summary, it is the view of your officers that the proposals would be acceptable on highways safety and transport issues.

(G) HAVE SUSTAINABILITY OBJECTIVES BEEN ADDRESSED?

The Sustainability Statement submitted with the application sets out that the development would achieve meet the 2010 Building Regulations standards (Part L2B) for the existing building through upgrades to heating systems (replacing the 25 year old boiler with a high efficiency condensing boiler) and lighting. The proposed extension would meet the 2013 Building Regulations standards (Part L2A).

Due to the scale and nature of the development, no BREEAM assessment is required. However the Sustainability Statement sets out that the proposed development would follow the energy hierarchy to reduce energy demand through passive design and system efficiency prior to proposing renewable or low carbon technologies. The orientation of the site is largely determined by site constraints; however a high proportion of glazing has been specified for the east façade to make use of morning solar gains. The extension would have a large amount of thermal mass, including a deep grass roof (~150mm saturated soil depth). This would help to passively regulate internal temperatures and make the building resilient to future climate change.

The services strategy is based on natural ventilation with mechanical assistance- the extension roof geometry is designed to assist natural ventilation through the stack effect. Mechanical Ventilation and Heat Recovery (MVHR) is proposed to the bar/ café. Transition from external spaces to inside is gradual with buffer zones in between to minimise energy consumption and improve comfort. The need for lighting in the daytime has been minimised as far as possible through use of natural daylighting and automatic lighting control would be implemented. A simple computerised building management system (BMS) would provide automatic control and logging for all mechanical and electrical equipment. A Site Waste Management Plan would deal with all construction waste as is included within Appendix A.

Policy BCS14 of the Core Strategy requires that proposals mitigate their impact on climate change through the provision of a means of renewable energy production sufficient to reduce carbon dioxide

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emissions by 20% from the residual level (following energy efficiency measures). The Sustainability Statement set out that to achieve a 20% reduction, a 67sqm array of solar photovoltaic panels would be required on a south-west facing roof slope. Alternatively a 16sqm array could be provided on the flat roof of the new extension (at a 30 degree pitched angle), which would achieve a carbon dioxide reduction of 4%. Solar thermal (hot water panels) could also be an option, however would be limited to a 25sqm array to prevent excessive heat production in summer months (7% reduction in CO2 emissions). Air source heat pumps are also a potential option but would have noise implications that would not be compatible with the use of the building as a concert venue or in terms of the listed building. Alternative options have also been considered but deemed not to be feasible (refer to the Sustainability Statement for details).

While solar panels can be acceptable on listed buildings (generally where they would be hidden and not visible from public views or from within the building), as set out above, the property is Grade II* listed and the panels would need to be sited on the south-west facing roof slope, making them visible. For such a significant and highly prominent listed building, such an impact would not be considered to be acceptable in this instance.

While the proposed development would meet the requirements of the Policies BCS13 and BCS15 of the Core Strategy, it would not be compliant with Policy BCS14 as no renewable technologies are proposed. However, it is the view of your officers that on balance this is acceptable given the justification and the great weight and importance that must be given to preserving the special interest of the listed building.

In the event that Members are minded to grant approval of the application, officer recommend appropriate conditions to secure the proposed measures within the Sustainability Statement.

(H) ARE THERE ANY FLOOD RISK OR DRAINAGE MATTERS?

The site is within Flood Zone 1 and there are therefore no flood risk concerns for this site. Surface water run-off from the site should be reduced in order to reduce the risk of flooding within the wider area.

A Sustainable Drainage Strategy has been submitted with the application. The Flood Risk Management Team has reviewed this document and advised that it is a well-presented strategy. Officers would recommend a condition requiring compliance with the strategy in the event that Members grant approval of the scheme.

(I) ARE THERE ANY LAND CONTAMINATION OR COAL RISK ISSUES?

The site is within a Coal Authority Low Risk area and in the event that consent is granted, an advice note is recommended.

The Council's Contaminated Land Team has advised that land contamination risk is low and can be dealt with via appropriate conditions if consent is granted.

CONCLUSION

It is the view of officers that the proposals would be a high quality design approach and that the impact on the listed building, its setting and the character and appearance of the Conservation Area would constitute 'less than substantial harm' in the context of the assessment required by the National Planning Policy Framework. Considerable weight and importance have been given to this harm; however officers consider that this degree of harm would be justified by the significant public benefits of the proposals. In opinion of officers, the proposals would preserve the special interest of the listed

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buildings/ structures, their features of special architectural/ historic interest and setting and the setting of nearby listed buildings; and would safeguard the character and appearance of the Park Street and Brandon Hill Conservation Area.

It is considered that the loss of open space would be acceptable in landscape terms and that the loss of trees proposed has been minimised and would be justified to achieve appropriate development meeting the Local Plan objectives. The proposal is considered by officers to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant national planning policy and guidance.

Officers are satisfied that the proposals would not have an unacceptable traffic or highways safety impact and that residential amenity matters can be satisfactorily addressed through planning conditions. While the proposal does not include provision of renewable energy generation on the site, officers are satisfied that all available options have been explored and that this is a special case where the heritage status of this building and its sensitive character would justify such an approach in this instance. The proposed new building has been designed in accordance with sustainability and energy efficiency principles and energy efficiency improvements would also be made to the listed building. It is considered that the development would be appropriate in all other respects.

It is recommended that Members approve both the planning application and listed building consent subject to the conditions contained within this report and subject to the submitted Unilateral Undertaking for a contribution to provide replacement tree planting off-site.

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.

(A) Planning application no. 15/02984/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 three 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 Purchase Act 2004.

Pre commencement condition(s)

2. Site specific construction environmental management plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

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- a) Parking of vehicles of site operatives and visitors
- b) Routes for construction traffic
- c) Method of prevention of mud being carried onto highway
- d) Pedestrian and cyclist protection
- e) Hours of operation
- f) Procedures for maintaining good public relations including complaint management, public consultation and liaison
- g) Arrangements for liaison with the Council's Pollution Control Team
- h) Procedures for emergency deviation of the agreed working hours.
- i) Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- j) Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers, in the interests of highways safety and to conserve the adjacent Site of Nature Conservation Interest.

3. Site clearance

All site clearance and construction works shall be carried out in strict accordance with the recommendations in the submitted ecological survey report dated November 2014, unless otherwise agreed in writing by the Local Planning Authority. No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the local planning authority. The authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected before giving any approval under this condition.

Reason: In the interests of the protection and welfare of legally protected and priority species.

4. Arboricultural Construction Method Statement

Prior to the commencement of any works on the site, an Arboricultural Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority setting out a detailed strategy for the construction of the development hereby approved while protecting the existing trees on the site. This shall include details of tree protection barriers, ground protection measures, erection of scaffolding, phasing of the development, method of foundation construction, storage of materials, site offices and compound locations and management procedures.

Reason: to ensure that important trees would be retained on the site and would not be harmed or damaged during construction/.

5. Protection of Retained Trees During the Construction Period

Prior to the commencement of the development hereby approved a revised tree protection plan showing the location and specification of tree protection barrier fencing and ground protection shall be submitted to and approved in writing by the Local Planning Authority. No work of any kind shall take place on the site until the protective barrier fencing and ground protection have been erected around the retained trees in the position shown and to the specification shown on the approved tree protection plan. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences.

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The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

6. To ensure implementation of a programme of archaeological works

No development shall take place within the site until the applicant/developer has secured the implementation of a programme of archaeological work, 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:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. 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.

7. To secure the recording of the fabric of buildings of historic or architectural importance

No development of the site or works to the listed building hereby approved shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording must to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority and submitted to the Historic Environment Record (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Record Office.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

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8. 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.

- a) Great George Street facade design (including glazing specifications and sections, overhanging element and soffits, parapets and material junctions);
- b) All roof edges and junctions of the new development with the existing building;
- c) Typical details of each new door and window type including sections and junctions with adjoining fabric (including brise soleil/ louveres);
- d) Rainwater goods;
- e) Pennant stone boundary walls to the north east side of the development;
- f) All proposed external lighting fittings;
- g) All proposed new boundary treatments, glazed balustrades and metal railings;
- h) New cycle parking stands/ store;

Reason: To ensure that the proposed development would be of a high quality that would preserve the special interest of the listed building and would safeguard the character and appearance of the Park Street and Brandon Hill Conservation Area.

9. Sample panels and variation

Notwithstanding the approved plans, a revised specification for the stone finish (i.e. type of stone finish, texture and coursing) of the external facades of the extension shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the stone facade materials to the proposed ramp and any external walls to the terraced steps to the north side of the extension. The proposed development shall be implemented only in accordance with the approved details.

Sample panels of the following shall be carried out, inspected 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 samples before the building is occupied.

- a) Stone materials (all types/ finishes/ coursing as applicable);
- b) Pre-cast concrete finish;
- c) All new external hard standing materials;

Reason: To seek a more simplified approach to the stone materials, finishes and textures forming the external treatment of the facades of the building in relation to the listed building, while retaining the high quality stone materials proposed by the scheme at present; and to ensure that the finish of the exterior of the building would generally be appropriate.

10. Green roof

Prior to the commencement of development a strategy for the implementation of the green roof shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include details relating to the extent, specification, installation method and the management and maintenance of the green roof unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To ensure that the external appearance of the building is satisfactory and that the character and appearance of the Conservation Area would be safeguarded, to promote sustainability interests and to reduce surface water run-off.

11. Noise from development

No development shall take place until an assessment on the potential for noise from the development affecting residential or commercial properties in the area has been submitted to and approved in writing by the Council.

The assessment shall include noise from:

Noise from ventilation and refrigeration plant

Noise from use of any performance/educational spaces

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Council prior to the commencement of the development.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of "Method of rating industrial noise affecting mixed residential and industrial areas" and of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings".

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To safeguard residential and environmental amenity.

12. Tree replanting

Prior to the commencement of the tree replanting scheme indicated on Landscape Plan 408-PL-LP-1001- REV01, a revised Landscape Plan shall be submitted to and approved in writing by the Local Planning Authority indicating the replacement of the proposed Cotoneaster trees with an alternative native species. The tree replanting scheme shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the Cotoneaster trees, which are known to be invasive species of semi-natural habitats and are on Schedule 9 of the Wildlife and Countryside Act 1981, are omitted from the scheme and to ensure that the tree planting proposals would be carried out within an appropriate timescale.

13. Prior to commencement of development details shall be submitted providing the specification, orientation, height and location for bee bricks, bird nesting and bat roosting opportunities wither built-in to the development or elsewhere within the site. This shall include eight bird boxes to include at least four swift bricks or boxes, three bat boxes and three bee bricks.

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

Pre occupation condition(s)

14. Details of Extraction/Ventilation System

Prior to the first use of the extension hereby approved until details of ventilation system for the extraction and dispersal of cooking odours including details of the flue, method of odour control, noise levels and noise attenuation measures has been submitted to and approved in writing by the Council. The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: in the interests of residential amenity.

15. Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared which ensures 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.

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.

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.

16. 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.

17. 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.

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18. Artificial Lighting

Prior to the completion of the development and before its first use a report detailing the lighting scheme and predicted illuminance levels at neighbouring residential properties shall be submitted to and approved in writing by the Council.

The scheme shall include a plan illustrating the illuminance levels across the development site up to and including nearby off site residential windows and gardens which may be affected. The level of illuminance should be appropriate to the character of the surrounding area as a whole.

Artificial lighting to the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations in table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01:2011.

Reason: To safeguard residential and environmental amenity and in the interests of the listed building.

19. Cycle spaces

Prior to the first use of the development hereby permitted details of the proposed additional cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall then be implemented prior to the first use of the development commencing and maintained thereafter in perpetuity.

Reason: To encourage more sustainable means of transport other than the use of the private vehicle.

20. Travel Plans

Within six months of the first use of the extension hereby permitted, a combined Travel Plan for the site comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use for both staff and audiences/ customers shall be prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

21. Sustainability Statement

The development hereby approved shall be carried out in accordance with the measures contained within the approved Sustainability Statement prior to the first occupation of the development hereby approved and shall be maintained in accordance with these details in perpetuity.

Reason: To ensure that sustainability policy objectives would be met.

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Post occupation management

22. Use restriction - general

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for the purposes specified in the application and for no other purpose (including any other purpose in Class D2 on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 are not acceptable to the Local Planning Authority in this location because any other use would require further detailed consideration.

23. The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142: 1997- "Method of rating industrial noise affecting mixed residential and industrial areas".

Reason: In the interests of residential amenity.

24. Sustainable Drainage Strategy

The development hereby approved shall be carried out in accordance with the approved Sustainable Drainage Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development would reduce surface water run-off from the site and thereby reduce the risk of flooding.

25. Hard and soft landscape works - shown

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

List of approved plans

26. 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.

Sustainability statement, received 15 June 2015

Sustainable drainage, received 15 June 2015

408-PL-SP-2001 Site location plan, received 15 June 2015

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408-PL-SP-1001 02 Proposed site plan, received 3 November 2015
 408-PL-L00-1001 02 Proposed plan crypt level, received 3 November 2015
 408-PL-L01-1001 02 Proposed plan auditorium level, received 3 November 2015
 408-PL-L02-1001 02 Proposed plan gallery level, received 3 November 2015
 408-PL-LRF-1001 02 Proposed plan roof level, received 3 November 2015
 408-PL-LP-1001 03 Proposed landscape plan, received 5 November 2015
 408-PL-ELE-1001 01 Proposed south east elevation, received 3 November 2015
 408-PL-ELE-1002 02 Proposed north west elevation, received 3 November 2015
 408-PL-ELE-1003 00 Proposed north east elevation, received 3 November 2015
 408-PL-ELE-1004 00 Proposed south west elevation, received 3 November 2015
 408-PL-SEC-1001 02 Proposed section AA, received 3 November 2015
 408-PL-SP-2002 Existing site plan, received 15 June 2015
 408-PL-L00-2001 Existing plan crypt level, received 15 June 2015
 408-PL-L01-2001 Existing plan auditorium level, received 15 June 2015
 408-PL-L02-2001 Existing plan gallery level, received 15 June 2015
 408-PL-LRF-2001 Existing plan roof level, received 15 June 2015
 408-PL-ELE-2001 Existing south east elevation, received 15 June 2015
 408-PL-ELE-2002 Existing north west elevation, received 15 June 2015
 408-PL-ELE-2003 Existing north east elevation, received 15 June 2015
 408-PL-ELE-2004 Existing south west elevation, received 15 June 2015
 408-PL-SEC-2001 Existing section AA, received 15 June 2015
 408-PL-SP-3001 Proposed demolition site plan, received 15 June 2015
 408-PL-L00-3001 Proposed demolition crypt level, received 15 June 2015
 408-PL-L01-3001 Proposed demolition auditorium level, received 15 June 2015
 408-PL-L02-3001 Proposed demolition gallery level, received 15 June 2015
 408-PL-ELE-3001 Proposed demolition south east elevation, received 15 June 2015
 408-PL-ELE-3002 Proposed demolition north west elevation, received 15 June 2015
 408-PL-ELE-3003 Proposed demolition north east elevation, received 15 June 2015
 408-PL-ELE-3004 Proposed demolition south west elevation, received 15 June 2015
 408-PL-SEC-1002 02 Proposed Section B-B, received 3 November 2015
 408-PL-SEC-1003 Proposed Section C-C, received 15 June 2015
 408-PL-SEC-1005 Proposed Section D-D, received 15 June 2015
 408-PL-SEC-1004 Proposed Section E-E, received 15 June 2015
 408-PL-SEC-1006 Proposed Section G-G, received 15 June 2015
 Unilateral Undertaking, received November 2015

Reason: For the avoidance of doubt.

Advices

1. 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

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

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.

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Swifts

Internal nest trays or boxes are particularly recommended for swifts. Swift bricks are best provided in pairs or groups (e.g. at least two or three on a building, avoiding windows) at least one metre apart. This is because they are usually colonial nesters. Swift boxes/bricks are best located on north, north-east or east facing walls, at least 5 metres high, so that there is a clear distance (drop) below the swift boxes/bricks of 5 metres or more so that there is space for the swifts to easily fly in and out of the boxes. One of the best designs is those by Schwegler because they are very durable. See below for some websites with examples of swift boxes:

http://www.nhbs.com/schwegler_swift_box_16_tefno_173237.html

<http://swift-conservation.org/Shopping!.htm>

Further guidance is available at:

<http://www.swift-conservation.org/InternalNestTrays.htm>

Bee bricks

Bee bricks should be located on south-facing walls next to nectar sources at a height of at least one metre. An example of a bee brick is attached. Please can this be forwarded on to the applicant.

2. Living roof

The following guidance applies, with particular reference to providing invertebrate habitats. The roof should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilized sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roof should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise). The roof should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 - 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. Please see www.livingroofs.org for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

3. 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.
4. All species of bats and their roosts are legally protected. If bats are encountered all refurbishment, repair or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.

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5. Advice

It is recommended that any flues for the dispersal of cooking smells shall either:

(a) Terminates at least 1 metre above the ridge height of any building in the vicinity, with no obstruction of upward movement of air or:

(b) Have a method of odour control such as activated carbon filters, electrostatic precipitation or inline oxidation.

Guidance on the above can be gained at 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System' Published electronically by Department for Environment, Food and Rural Affairs. Product Code PB10527.
<http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf>

6. Landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates.

7. Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, Brunel House, Bristol City Council, PO Box 3176, Bristol BS3 9FS.

8. Noise - plant & equipment

Anti-vibration mounts should be used to isolate plant from fixed structures and a flexible connector used to connect the flue to the fan if there is a potential to transmit vibration to any noise sensitive property. Any systems will also need regular maintenance so as to reduce mechanical noise.

9. Details of extraction/ventilation system

It is recommended that any flues for the dispersal of cooking smells shall either:

(a) Terminate at least 1 metre above the ridge height of any building in the vicinity, with no obstruction of upward movement of air or:

(b) Have a method of odour control such as activated carbon filters, electrostatic precipitation or inline oxidation.

Guidance on the above can be gained at 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust Systems' available from www.defra.gov.uk by searching for Product Code PB10527.

10. 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.

11. Flues, ducts and extract systems: The technical details of the flues, ducting, extract system, filters etc. and their continuing operation should be the subject of detailed discussion and agreement with council officers. These areas of operation come within the controls of the Environmental Protection Act 1990, and it is important to establish and implement the

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requirements of this legislation.

12. Contaminated land: It is suggested that the certificate of remediation referred to in Condition No. ;16 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.

13. Life of the Notice of Proposed Tree Works: If the work is not done within 2 years of the date of this letter it will be necessary to submit a fresh notice if it is intended to implement the work.
14. BS Standard - tree work: Any works should be completed in accordance with British Standard 3998: Recommendations for tree work, you are advised that the work should be undertaken by a competent and suitably qualified tree contractor.
15. Tree Protection: You are advised to refer to BS5837 : 2005 Trees in relation to construction for detailed information on types of tree protection, protection zones and other relevant matters.
16. 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.
17. 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>.
18. The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9036852 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
19. Wales and West Utilities gas pipelines may be at risk during construction and you should contact PlantProtectionEnquiries@wwutilites.co.uk before starting any work.

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(B) Listed Building Consent application no. 15/02986/LA

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of three 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. To ensure implementation of a programme of archaeological works

No development shall take place on site until the applicant/developer has secured the implementation of a programme of archaeological work, 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:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. 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.

3. To secure the recording of the fabric of buildings of historic or architectural importance

No development of the site or works to the listed building hereby approved shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording must to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority and submitted to the Historic Environment Record (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Record Office.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

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4. 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.

- a) Great George Street facade design (including glazing specifications and sections, overhanging element and soffits, parapets and material junctions);
- b) All roof edges and junctions of the new development with the existing building;
- c) Typical details of each new door and window type including sections and junctions with adjoining fabric (including brise soleil/ louveres);
- d) Rainwater goods;
- e) Pennant stone boundary walls to the north east side of the development;
- f) All proposed external lighting fittings;
- g) All proposed new boundary treatments, glazed balustrades and metal railings;
- h) New cycle parking stands/ store;
- i) All changes to internal elements and to facilitate the proposed new openings between the extension and auditorium;

Reason: To ensure that the proposed development would be of a high quality that would preserve the special interest of the listed building and would safeguard the character and appearance of the Park Street and Brandon Hill Conservation Area.

5. Sample panels and variation

Notwithstanding the approved plans, a revised specification for the stone finish (i.e. type of stone finish, texture and coursing) of the external facades of the extension shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the stone facade materials to the proposed ramp and any external walls to the terraced steps to the north side of the extension. The proposed development shall be implemented only in accordance with the approved details.

Sample panels of the following shall be carried out, inspected 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 samples before the building is occupied.

- a) Stone materials (all types/ finishes/ coursing as applicable);
- b) Pre-cast concrete finish;
- c) All new external hard standing materials;

Reason: To seek a more simplified approach to the stone materials, finishes and textures forming the external treatment of the facades of the building in relation to the listed building, while retaining the high quality stone materials proposed by the scheme at present; and to ensure that the finish of the exterior of the building would generally be appropriate.

Pre occupation condition(s)

6. 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 2 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

7. 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 2.

Reason: To record remains of archaeological interest before destruction.

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.

Sustainability statement, received 15 June 2015

Sustainable drainage, received 15 June 2015

408-PL-SP-2001 Site location plan, received 15 June 2015

408-PL-SP-1001 02 Proposed site plan, received 3 November 2015

408-PL-L00-1001 02 Proposed plan crypt level, received 3 November 2015

408-PL-L01-1001 02 Proposed plan auditorium level, received 3 November 2015

408-PL-L02-1001 02 Proposed plan gallery level, received 3 November 2015

408-PL-LRF-1001 02 Proposed plan roof level, received 3 November 2015

408-PL-LP-1001 03 Proposed landscape plan, received 5 November 2015

408-PL-ELE-1001 01 Proposed south east elevation, received 3 November 2015

408-PL-ELE-1002 02 Proposed north west elevation, received 3 November 2015

408-PL-ELE-1003 00 Proposed north east elevation, received 3 November 2015

408-PL-ELE-1004 00 Proposed south west elevation, received 3 November 2015

408-PL-SEC-1001 02 Proposed section AA, received 3 November 2015

408-PL-SP-2002 Existing site plan, received 15 June 2015

408-PL-L00-2001 Existing plan crypt level, received 15 June 2015

408-PL-L01-2001 Existing plan auditorium level, received 15 June 2015

408-PL-L02-2001 Existing plan gallery level, received 15 June 2015

408-PL-LRF-2001 Existing plan roof level, received 15 June 2015

408-PL-ELE-2001 Existing south east elevation, received 15 June 2015

408-PL-ELE-2002 Existing north west elevation, received 15 June 2015

408-PL-ELE-2003 Existing north east elevation, received 15 June 2015

408-PL-ELE-2004 Existing south west elevation, received 15 June 2015

408-PL-SEC-2001 Existing section AA, received 15 June 2015

408-PL-SP-3001 Proposed demolition site plan, received 15 June 2015

408-PL-L00-3001 Proposed demolition crypt level, received 15 June 2015

408-PL-L01-3001 Proposed demolition auditorium level, received 15 June 2015

408-PL-L02-3001 Proposed demolition gallery level, received 15 June 2015

408-PL-ELE-3001 Proposed demolition south east elevation, received 15 June 2015

408-PL-ELE-3002 Proposed demolition north west elevation, received 15 June 2015

408-PL-ELE-3003 Proposed demolition north east elevation, received 15 June 2015

408-PL-ELE-3004 Proposed demolition south west elevation, received 15 June 2015

408-PL-SEC-1002 02 Proposed Section B-B, received 3 November 2015

408-PL-SEC-1003 Proposed Section C-C, received 15 June 2015

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408-PL-SEC-1005 Proposed Section D-D, received 15 June 2015

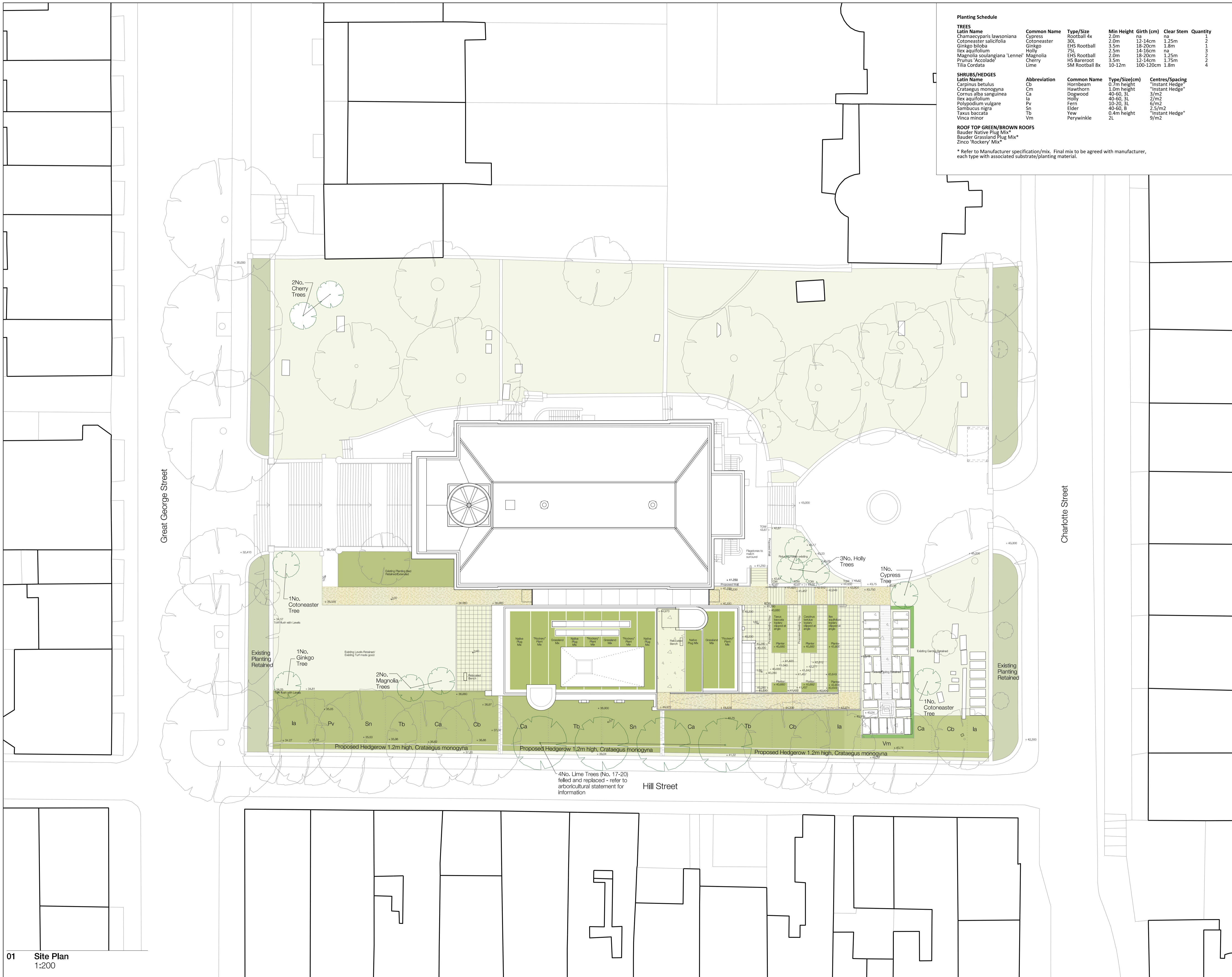
408-PL-SEC-1004 Proposed Section E-E, received 15 June 2015

408-PL-SEC-1006 Proposed Section G-G, received 15 June 2015

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Wales & West Utilities	9 July 2015
Historic England	27 July 2015
Urban Design	7 August 2015
Transport Development Management	13 August 2015
Nature Conservation Officer	20 July 2015
Contaminated Land Environmental Protection	10 July 2015
Flood Risk Manager	16 July 2015
Crime Reduction Unit	10 July 2015



Planting Schedule

TREES

Latin Name	Common Name	Type/Size	Min Height	Girth (cm)	Clear Stem	Quantity
Chamaecyparis lawsoniana	Cypress	Rootball 4x	2.0m	na	na	1
Cotoneaster salicifolia	Cotoneaster	30L	2.0m	12-14cm	1.25m	1
Ginkgo biloba	Ginkgo	EHS Rootball	2.5m	18-20cm	1.8m	3
Ilex aquifolium	Holly	75L	2.5m	14-16cm	na	1
Magnolia soulangiana 'Lemee'	Magnolia	EHS Rootball	2.0m	18-20cm	1.25m	2
Prunus 'Accolade'	Cherry	H5 Bareroot	3.5m	12-14cm	1.75m	2
Tilia Cordata	Lime	3M Rootball 8x	10-12m	100-120cm	1.8m	4

SHRUBS/HEDGES

Latin Name	Abbreviation	Common Name	Type/Size(cm)	Centres/Spacing
Carpinus betulus	Cb	Hornbeam	0.7m height	"Instant Hedge"
Crataegus monogyna	Cm	Hawthorn	1.0m height	"Instant Hedge"
Cornus alba sanguinea	Ca	Dogwood	40-60, 3L	3/m2
Ilex aquifolium	Ia	Holly	40-60, 3L	2/m2
Polypodium vulgare	Pv	Fern	10-20, 3L	6/m2
Sambucus nigra	Sn	Elder	40-60, 8	2.5/m2
Taxus baccata	Tb	Yew	0.4m height	"Instant Hedge"
Vinca minor	Vm	Perywinkle	2L	9/m2

ROOF TOP GREEN/BROWN ROOFS

Bauder Native Plug Mix*
 Bauder Grassland Plug Mix*
 Zinco 'Rockery' Mix*

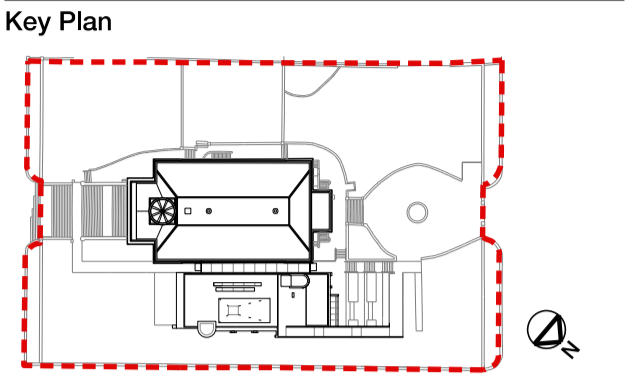
* Refer to Manufacturer specification/mix. Final mix to be agreed with manufacturer, each type with associated substrate/planting material.

General Notes

Please only scale from this drawing using the scale bar where provided. If no scale is provided, refer to stated dimensions only.

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All parties must ensure that cross referenced drawings and specifications noted on these drawings are checked on a regular basis to ensure that the latest revisions are used.



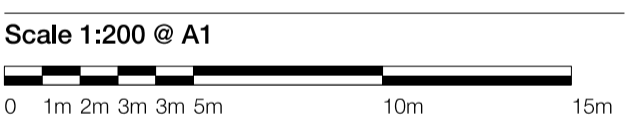
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Client St. George's Bristol
 Great George Street
 Bristol BS1 5RR
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- Key**
- Natural stone paving, steps and retaining walls
 - 'Cedes' Compacted Gravel or similar approved
 - Proposed Tree Planting
Refer to Planting Schedule for Information
 - Groundcover/Shrub Planting
Refer to Planting Schedule for Information
 - Green Roof Planting
Refer to Planting Schedule for Information
 - Mown ornamental turf

Tree Planting Notes

- The tree planting pit to be 2.4m in depth and 2.6m width.
- At the pit base would be 'dead man' tree anchors, to be installed during construction of the pit, with cables to the surface across an anchoring system/frame.
- Aeration/irrigation pipes fitted as perforated tubes to facilitate maintenance.
- Pit backfill shall be a return of better soil material removed from the pit, in addition, good quality top soil. The sides and the bottom of each pit to be loosened and the base of the pit to have good aeration/drainage such as washed gravel/pea gravel, all to be free draining.
- The upper section of the tree pit to be topped/backfilled using the top soil and material found on the site and ameliorated with compost and consolidated. The surface to be covered with mulch mats or mulch material.
- The maintenance to be over a 5 year period to include irrigation and weed control as necessary and to be guaranteed by the tree suppliers.
- The planting shall take place at no more than 12 months after the removal of the individual trees or subject to an extended time period by the City Council.
- The planting shall take place in the first planting season, October-March.
- The works shall conform to the BS 8454 2014 'Trees from Nursery to Independence in the Landscape: Recommendations'.
- If, within a period of 5 years from the date of planting, the replacement tree is removed, uprooted, destroyed or dies another tree at the same size and species shall be planted within the first planting season following the removal, uprooting, destruction or death of a tree it replaces.



Issue Record

By	Chk	Date
02	Issued for planning	TS GF 03.11.2015
01	Issued for planning	LL GF 21.09.2015
00	Issued for planning	TS GF 05.06.2015

Title
 Proposed Landscape Plan

Project
 St. George's Bristol

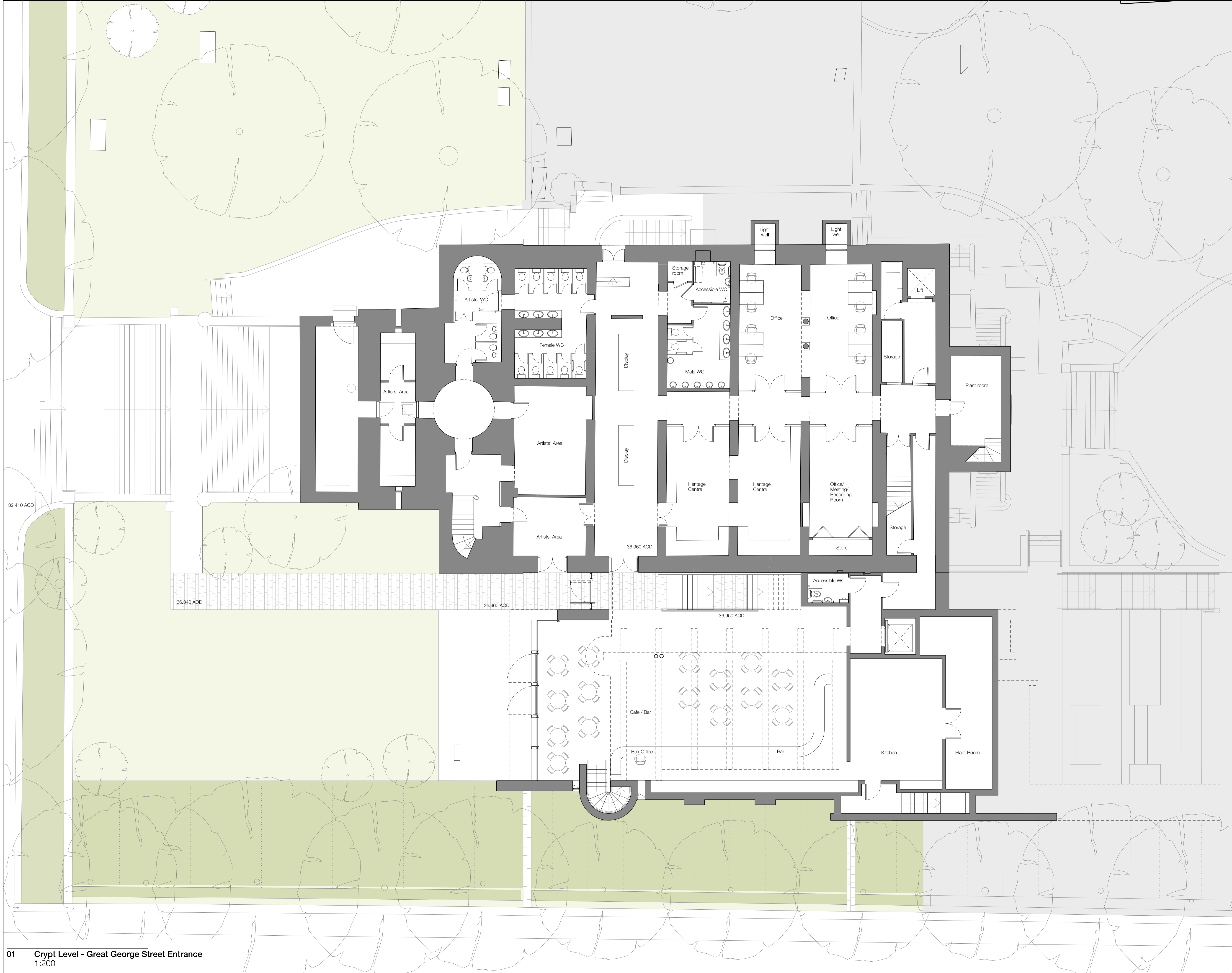
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Status
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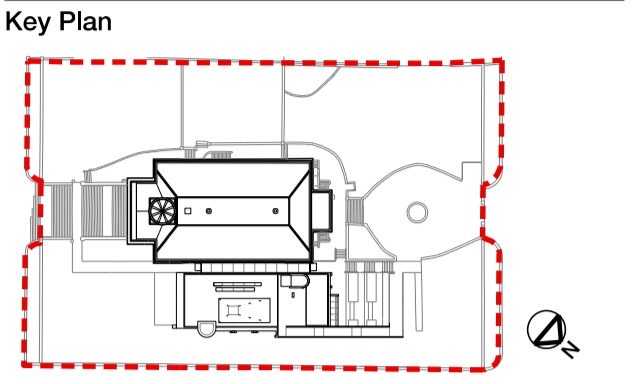
Drawing Number 408-PL-LP-1001 **Revision** 02

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01 Site Plan
 1:200



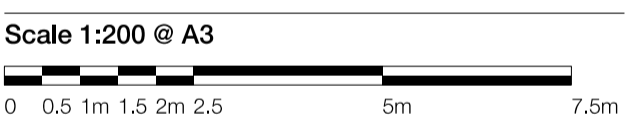
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Colour Code
 Indicates landscape above 40,000 AOD



Issue Record

By	Chk	Date
02	Issued for planning	LL GF 03.11.2015
01	Issued for planning	LL GF 21.09.2015
00	Issued for planning	LL GF 05.06.2015

Title
 Proposed Plan
 Crypt Level

Project
 St. George's Bristol

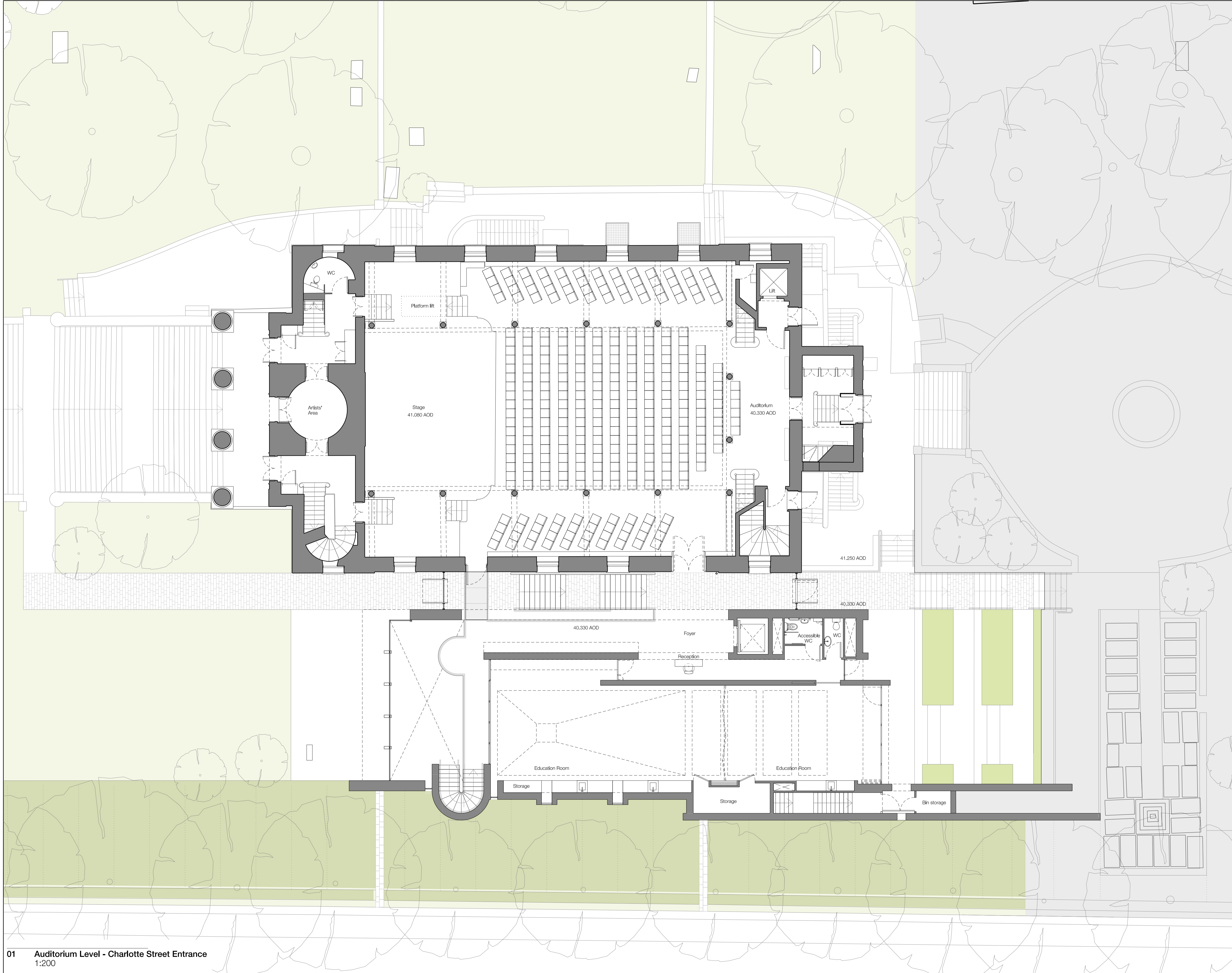
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Status
 Planning

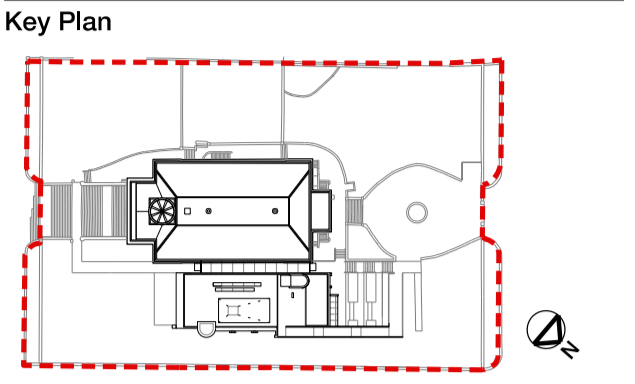
Drawing Number
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 02

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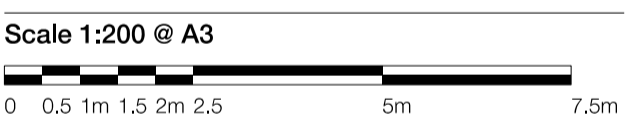
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Colour Code
 Indicates landscape above 43,000 AOD



Issue Record

By	Chk	Date
02	Issued for planning	LL GF 03.11.2015
01	Issued for planning	LL GF 21.09.2015
00	Issued for planning	LL GF 05.06.2015

Title
 Proposed Plan
 Auditorium Level

Project
 St. George's Bristol

Scale
 1:200 @ A3

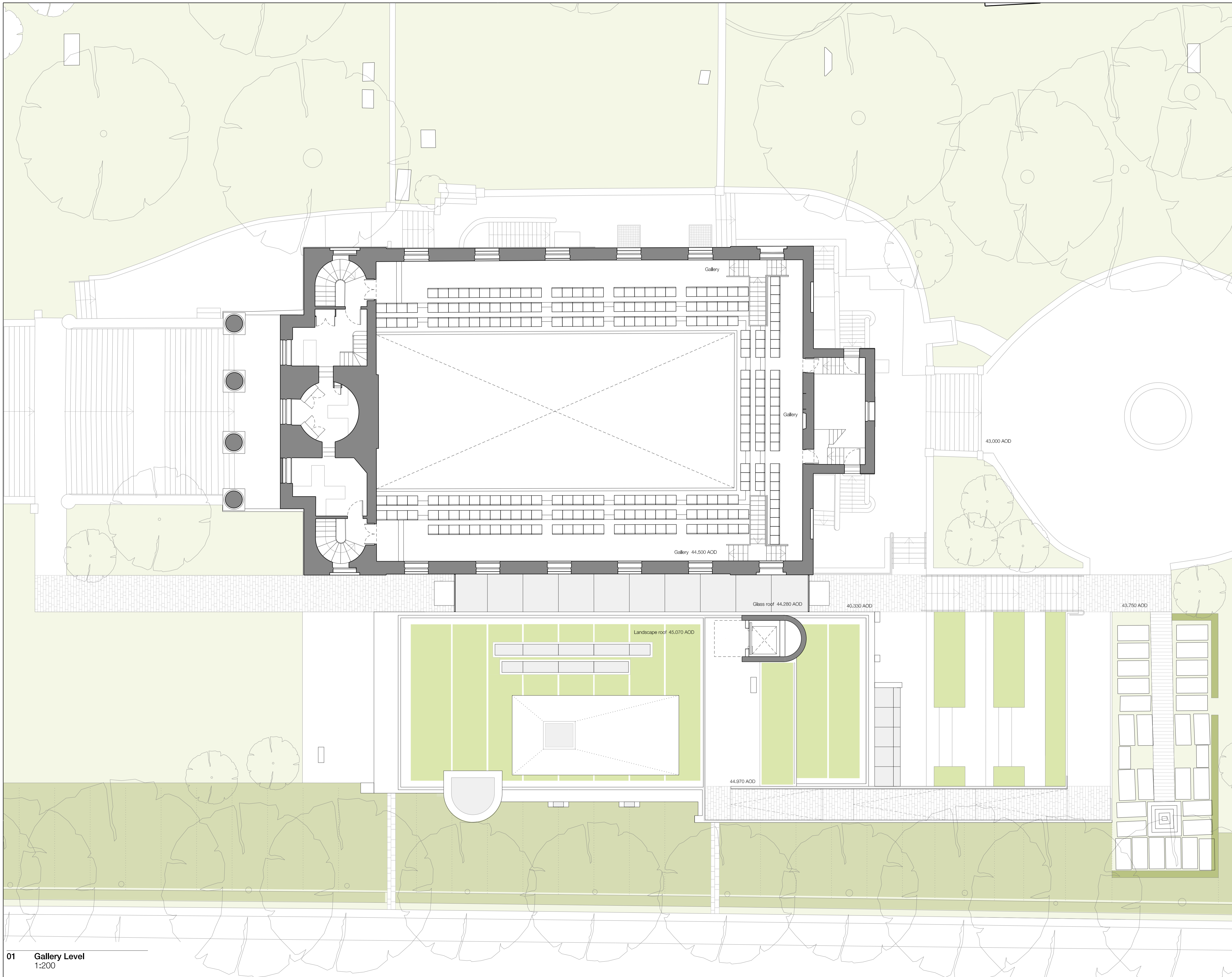
Status
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Drawing Number
 408-PL-L01-1001

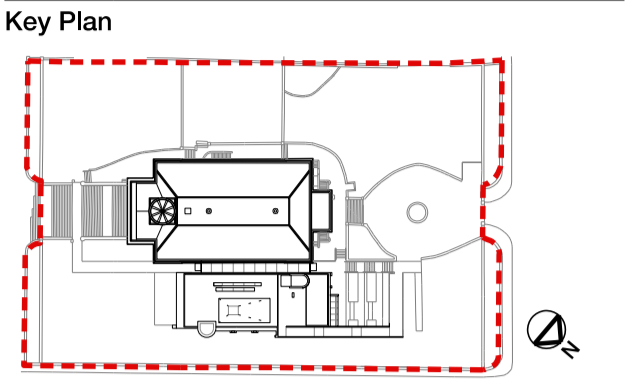
Revision
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01 Auditorium Level - Charlotte Street Entrance
 1:200

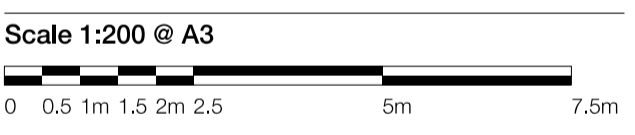


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Issue Record

Issue	By	Chk	Date	
02	Issued for planning	LL	GF	03.11.2015
01	Issued for planning	LL	GF	21.09.2015
00	Issued for planning	LL	GF	05.06.2015

Title
 Proposed Plan
 Gallery Level

Project
 St. George's Bristol

Scale
 1:200 @ A3

Status
 Planning

Drawing Number 408-PL-L02-1001 **Revision** 02

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01 Gallery Level
 1:200

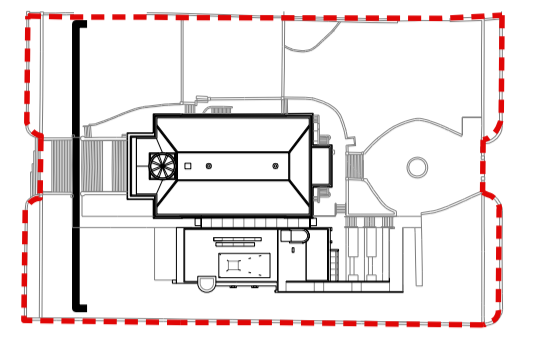
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Key Plan

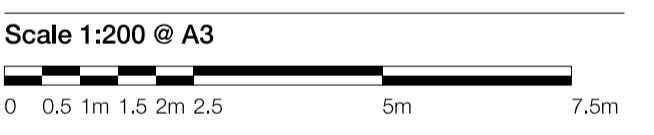


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Material Key

- 01 - Ashlar stone regularly coursed
- 02 - Ashlar stone irregularly coursed
- 03 - Pre-cast concrete
- 04 - Glazed enclosure
- 05 - Glazed façade with metal framing
- 06 - Timber door and glass clerestory in painted metal portal frame
- 07 - Timber door in painted metal portal frame
- 08 - Painted metal rod balustrade
- 09 - Glass balustrade
- 10 - Stone lining with cantilevered stair



Roof level
45.120 AOD ∇

Auditorium level
40.330 AOD ∇

Crypt level
36.960 AOD ∇

Issue Record

By	Chk	Date	
01	LL	GF	03.11.2015
00	LL	GF	05.06.2015

Title

Proposed South East Elevation

Project

St. George's Bristol

Scale

1:200 @ A3

Status

Planning

Drawing Number

408-PL-ELE-1001

Revision

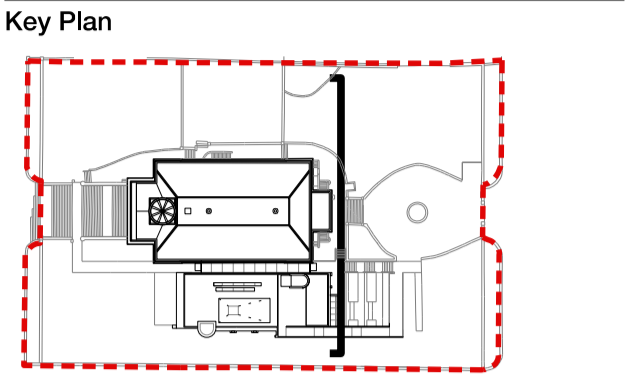
01

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01 North West Elevation
1:200

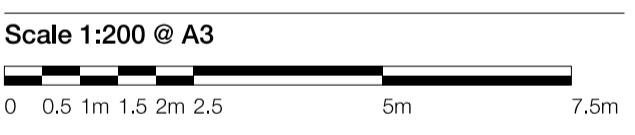
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- Material Key**
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 - 07 - Timber door in painted metal portal frame
 - 08 - Painted metal rod balustrade
 - 09 - Glass balustrade
 - 10 - Stone lining with cantilevered stair



Issue Record

Issue	By	Chk	Date
02	Issued for planning	LL GF	03.11.2015
01	Issued for planning	LL GF	21.09.2015
00	Issued for planning	LL GF	05.06.2015

Title
 Proposed North West Elevation

Project
 St. George's Bristol

Scale
 1:200 @ A3

Status
 Planning

Drawing Number 408-PL-ELE-1002 **Revision** 02

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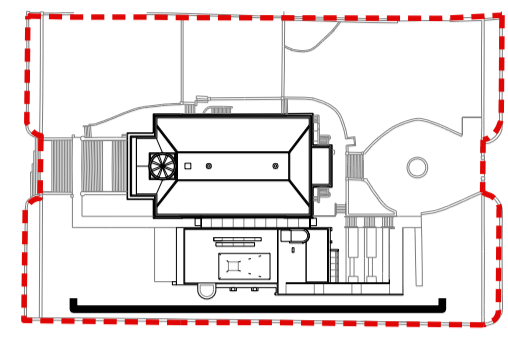
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Key Plan



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- 08 - Painted metal rod balustrade
- 09 - Glass balustrade
- 10 - Stone lining with cantilevered stair

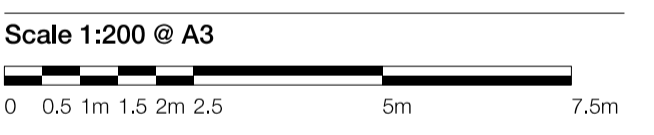


Oculus
▽ 47.520 AOD

Roof level
▽ 45.120 AOD

Auditorium level
▽ 40.330 AOD

Crypt level
▽ 36.960 AOD



Issue Record	By	Chk	Date
00 Issued for planning	LL	GF	05.06.2015

Title
Proposed North East Elevation

Project
St. George's Bristol

Scale
1:200 @ A3

Status
Planning

Drawing Number	Revision
408-PL-ELE-1003	00

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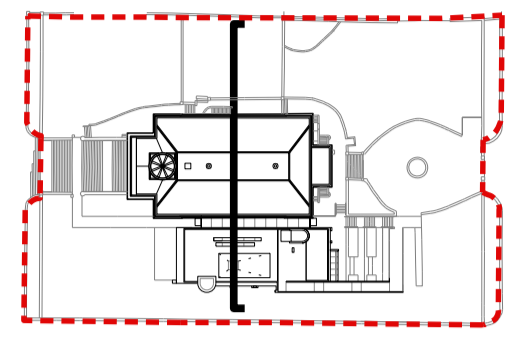
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Key Plan

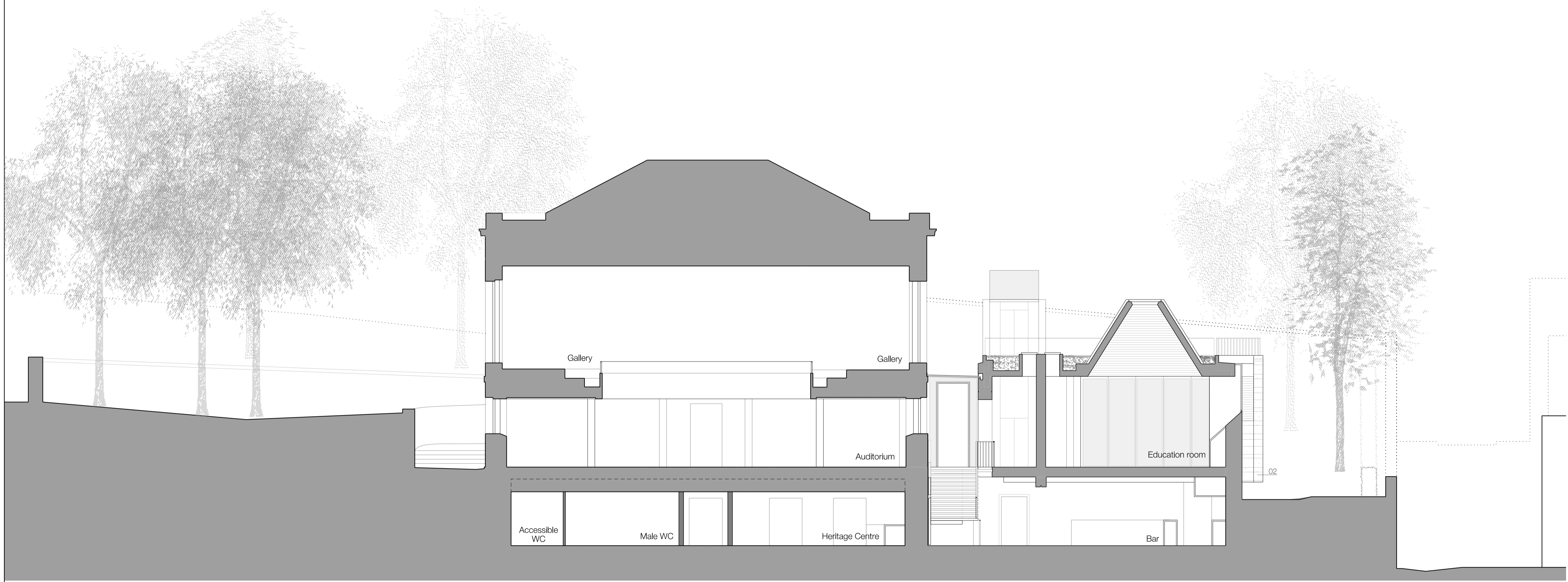


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- 10 - Stone lining with cantilevered stair



Oculus
47.520 AOD

Roof level
45.120 AOD

Auditorium level
40.330 AOD

Crypt level
36.960 AOD

Scale 1:200 @ A3

Issue Record

By	Chk	Date
02	Issued for planning	LL GF 03.11.2015
01	Issued for planning	LL GF 21.09.2015
00	Issued for planning	LL GF 05.06.2015

Title
Proposed Section BB

Project
St. George's Bristol

Scale
1:200 @ A3

Status
Planning

Drawing Number 408-PL-SEC-1002 **Revision** 02

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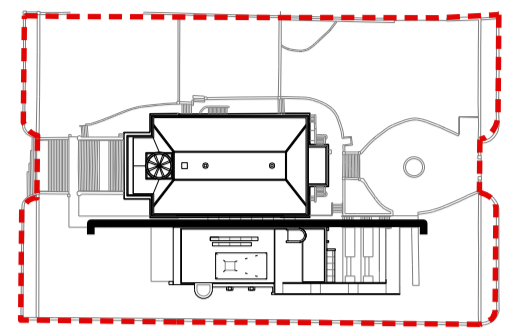
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Key Plan

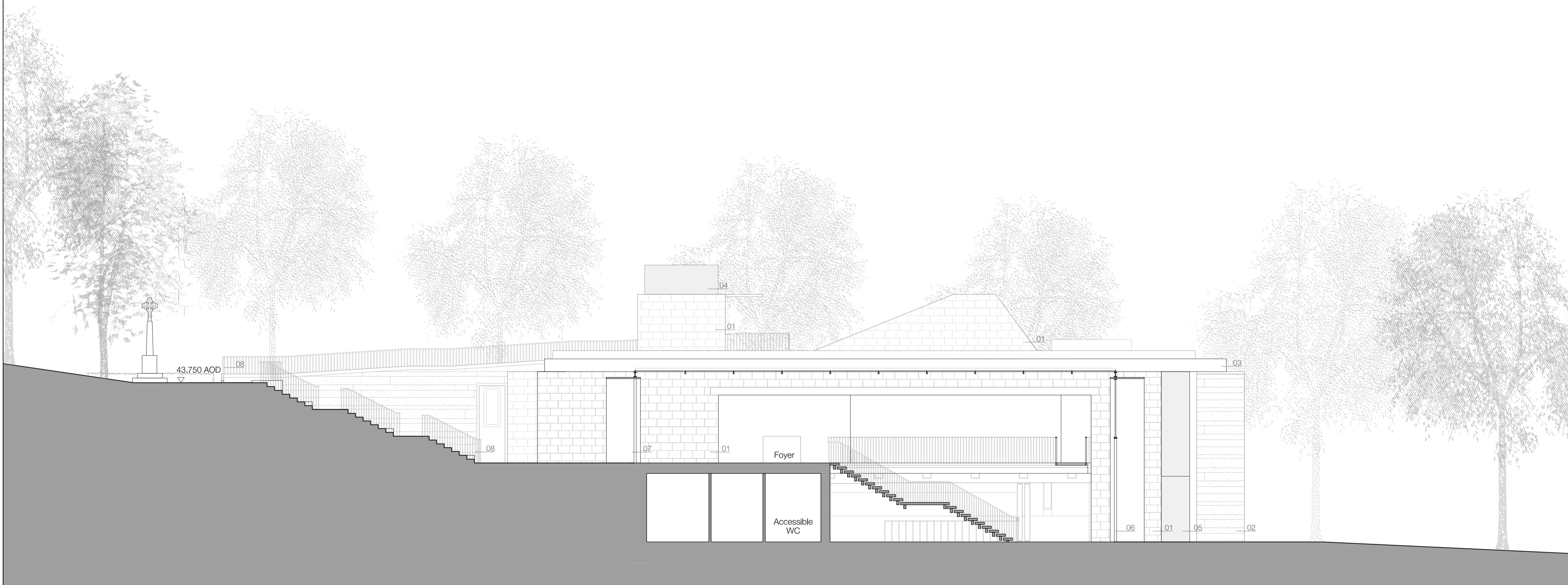


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Oculus
47.520 AOD ▾

Glass roof level
44.280 AOD ▾

Auditorium level
40.330 AOD ▾

Crypt level
36.960 AOD ▾

Scale 1:200 @ A3

Issue Record	By	Chk	Date
00 Issued for planning	LL	GF	05.06.2015

Title
Proposed Section DD

Project
St. George's Bristol

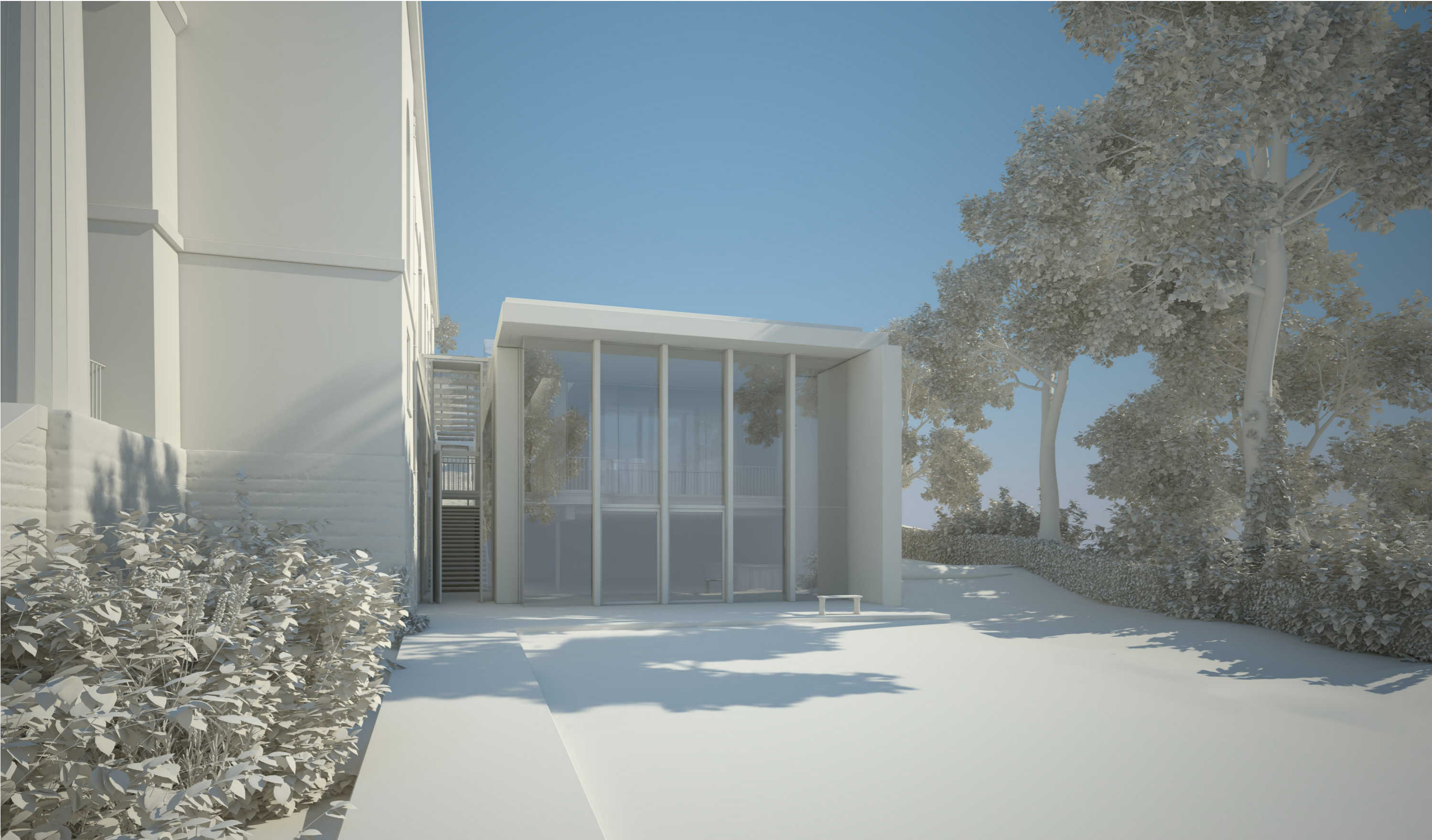
Scale
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Status
Planning

Drawing Number	Revision
408-PL-SEC-1005	00

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4.0 Design Proposals

4.7 Building Composition

View 1 - Great George Street Entrance

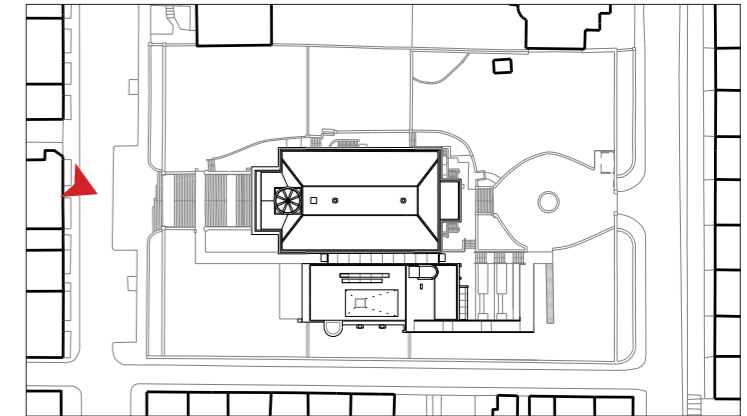


Fig: 198 Key map



Fig: 199 Existing view

4.0 Design Proposals

4.7 Building Composition

View 3 - Charlotte Street Entrance

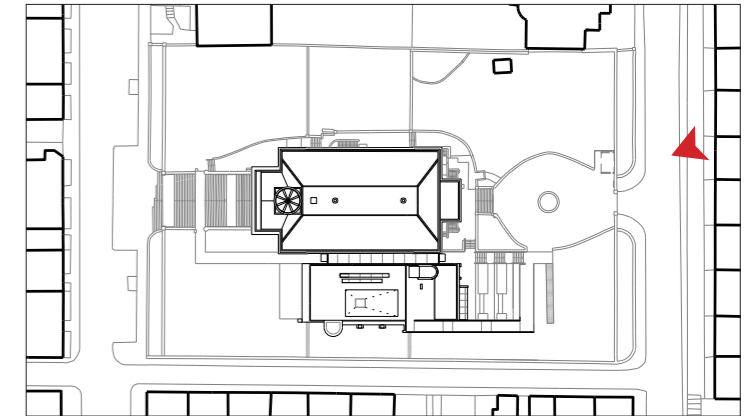
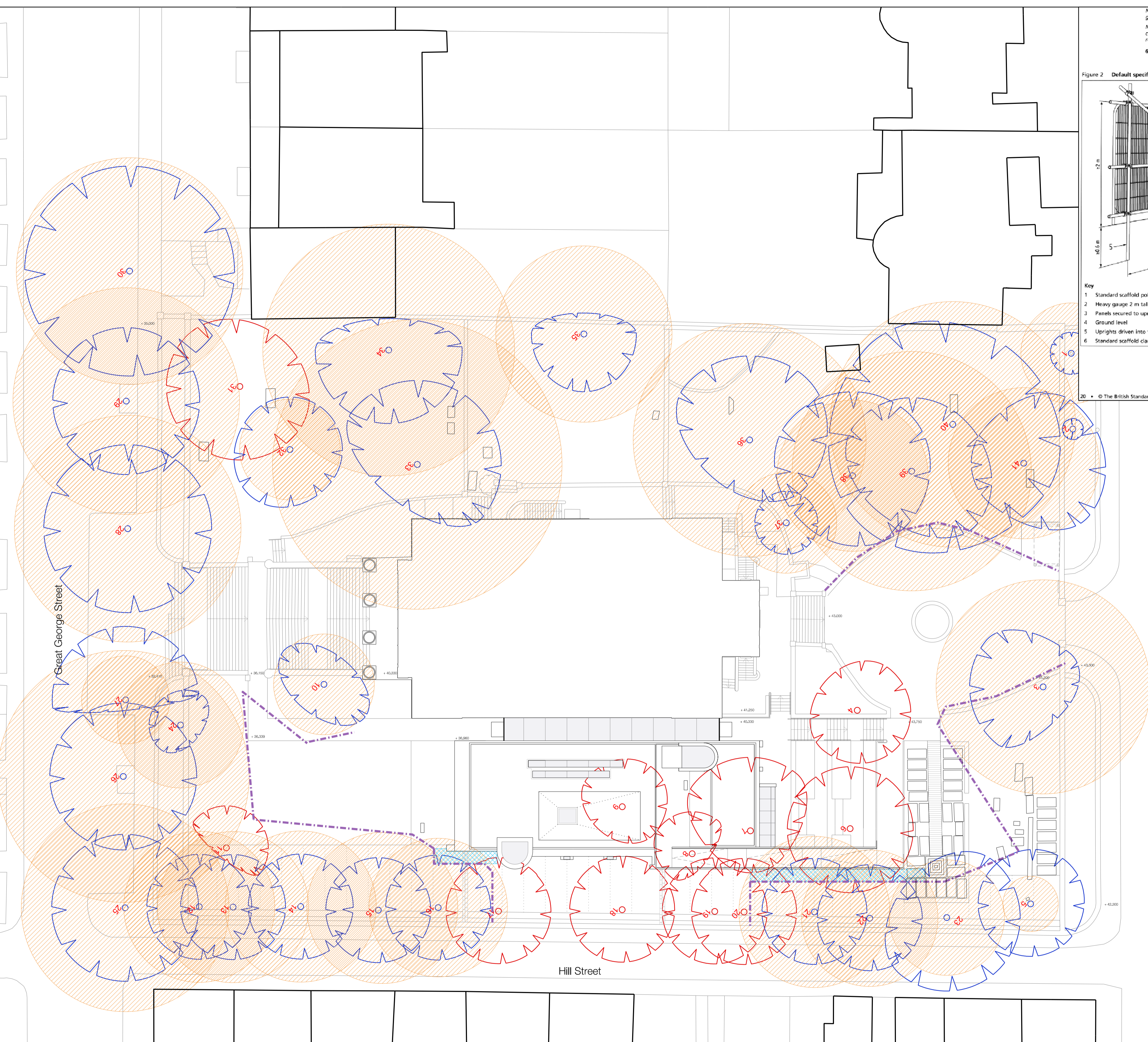


Fig: 202 Key map



Fig: 203 Existing view

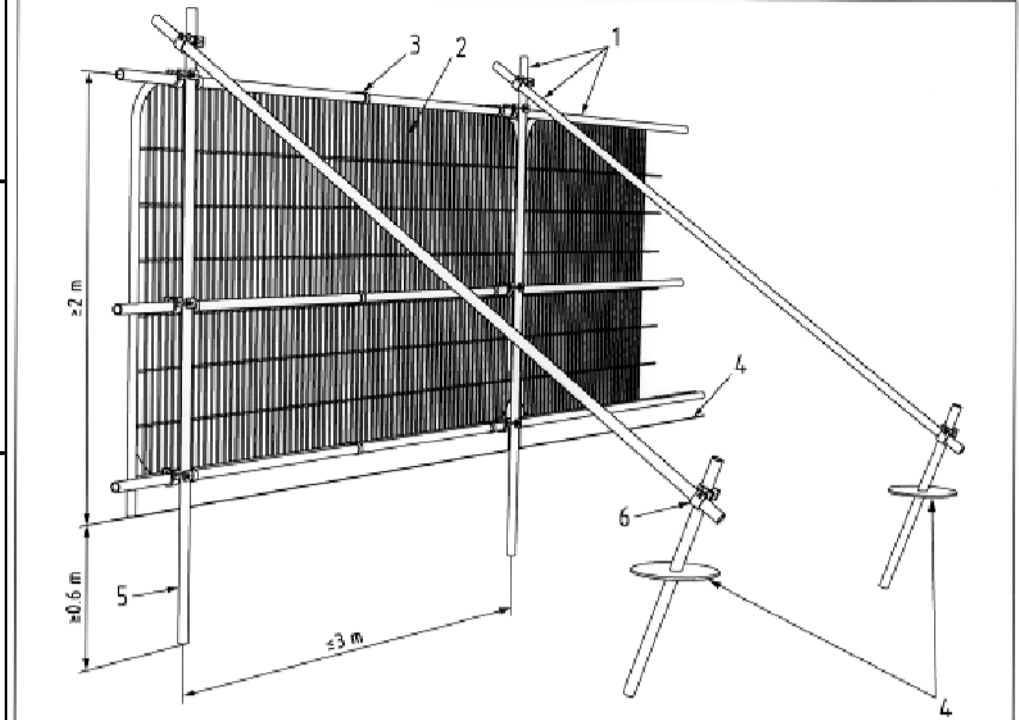


NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE - NO ACCESS"

Figure 2 Default specification for protective barrier



- Key**
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps

© The British Standards Institution 2012

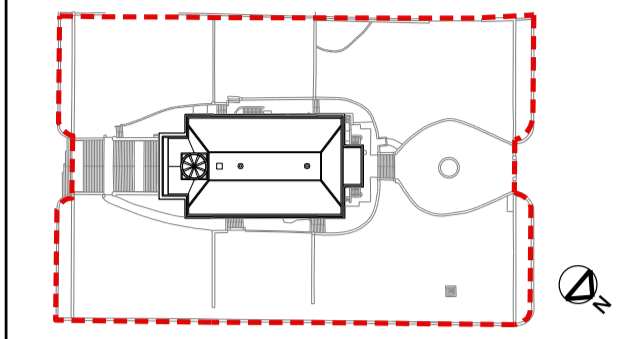
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Key Plan

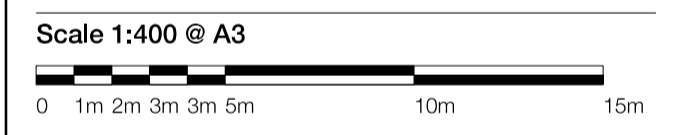


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- Colour Code**
- Trees to be retained
 - Trees proposed for removal
 - Root Protection Area
 - Temporary Ground Protection
 - Tree Protection Fencing

Drawing Notes
Information in this drawing is derived from Alan J. Engley and Associates 'Arboricultural Impact Assessment and Tree Protection Plan' (September 2015), and updated to current proposals.



Issue Record	By	Chk	Date

Title
Proposed Site Plan
Tree Protection Plan

Project
St. George's Bristol

Scale
1:200 @ A1 1:400 @ A3

Status Information

Drawing Number
408-SK-133

Revision
00

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View from Great George St: Trees in leaf
(October 2015)



View from Great George St: Trees not in leaf
(November 2015)



View from Great George St: Trees not in leaf
(November 2015)



View within the site looking North



View from within the site looking West



View from within the site looking East