

**WARD:** Clifton **CONTACT OFFICER:** Susannah Pettit  
**SITE ADDRESS:** Somerset House 18 Canynge Road Bristol BS8 3JX

**APPLICATION NO:** 16/03029/F Full Planning  
**EXPIRY DATE:** 8 November 2016

**Demolition of three storey office block. Erection of 8no. residential dwellings in two separate blocks with access and egress to Canynge Road. Block one comprises 1 no. 3 bedroom and 2no. 4 bedroom town houses with two dedicated garage parking spaces per dwelling; block two comprises 5no. 2 bed flats with 8no. parking spaces (including 1 no. disabled). Provision of secure refuse and bicycle spaces and associated hard and soft landscaping.**

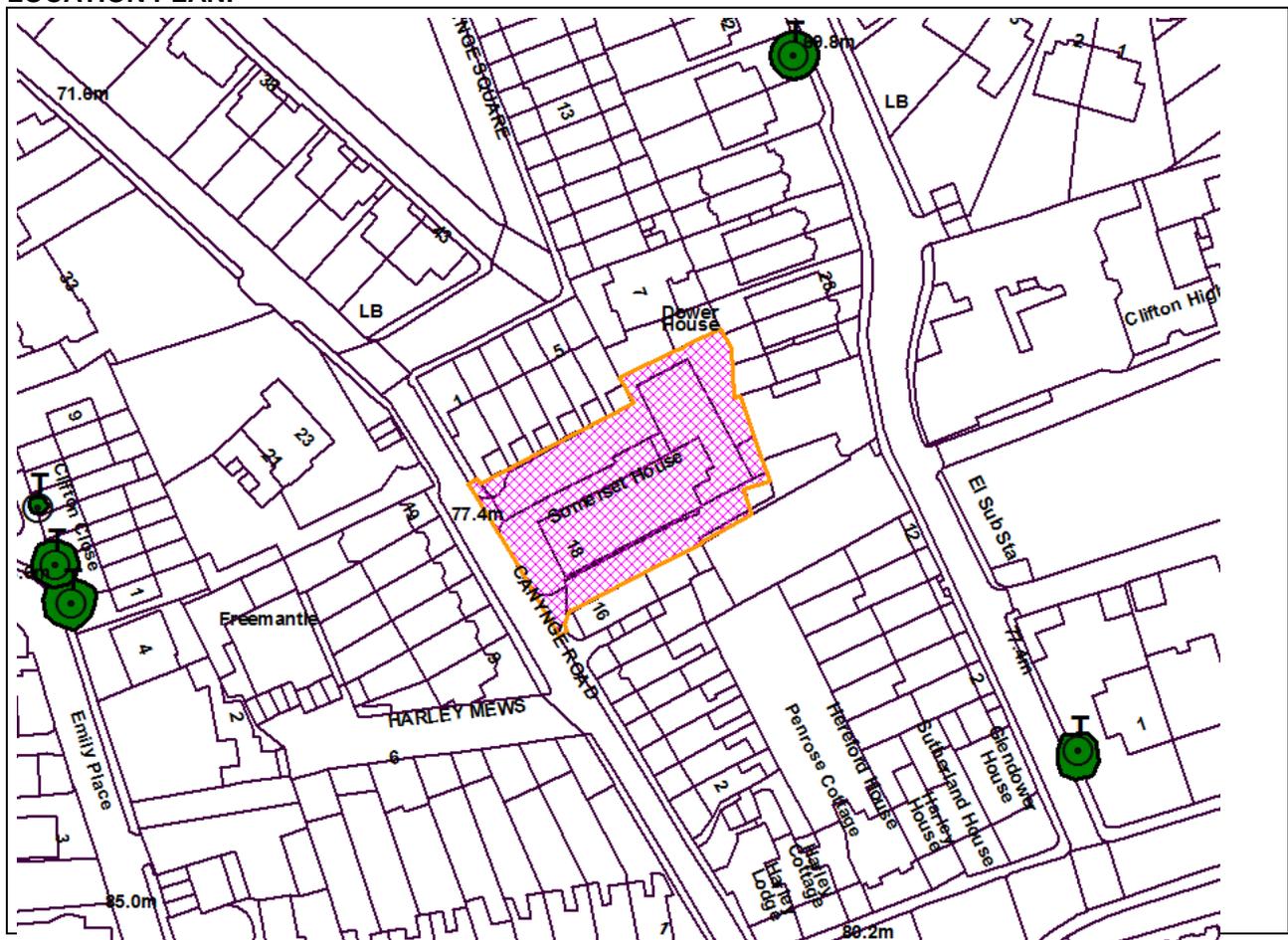
**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Pegasus Planning Group  
 First Floor South Wing  
 Equinox North  
 Great Park Road  
 Almondsbury  
 Bristol BS32 4QL

**APPLICANT:** Messrs Hartnell, Cook, Culver,  
 Fenton & Dixon  
 c/o Agent

**The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.**

**LOCATION PLAN:**



**Development Control Committee A – 22 February 2017**  
**Application No. 16/03029/F : Somerset House 18 Canynge Road Bristol BS8 3JX**

### **Background**

Members originally considered this application at the Development Control Committee A meeting which took place on 19 October 2016. At the meeting, Members raised a number of concerns which were discussed, and initially 7 reasons for deferral were put forward as a motion and seconded.

These were as follows:

- (a) the site is an unsustainable location for housing
- (b) the impact of design in a conservation area
- (c) loss of employment
- (d) impact on car parking
- (e) loss of light
- (f) loss of privacy
- (g) loss of Yew tree on site

The vote to defer the application on these 7 grounds was lost, and instead 2 reasons for deferral were put forward, as follows:

- (a) the design of the proposals in terms of their location in a conservation area, and their scale, given the context
- (b) loss of the plane tree on site

The Committee resolution was that these issues should be looked at by the applicant and by officers before being brought back to Committee in a revised form for a decision.

The applicant notified planning officers on 4 January 2017, that they had submitted an appeal against non-determination to the Planning Inspectorate. The appeal start date is 3 February 2017 and the reference is **APP/Z0116/W/17/3166495**.

An appeal against non-determination is made when the statutory period for the Council to make a decision has passed and the applicant decides to place the application in the hands of the Secretary of State for Communities and Local Government (via the Planning Inspectorate). In these circumstances the original application is treated as a “deemed refusal”. In appeals against non-determination, the Council is required to put forward to the Planning Inspectorate, reasons on which the planning application WOULD have been refused if a decision had been taken, in order that the Planning Inspectorate may consider the merits of the application and reach a decision on the appeal.

**Development Control Committee A – 22 February 2017**

**Application No. 16/03029/F : Somerset House 18 Canynge Road Bristol BS8 3JX**

Whilst officers still support the scheme, what is now before Members is not to make a decision on the planning application, but instead to agree the wording of two reasons for refusal for the purpose of the appeal.

Taking into account the discussion and deferral reasons from the Committee meeting, reasons for refusal have been drafted for discussion and review.

**RECOMMENDED**

That, if the Committee had the power to determine the application, it would have REFUSED planning permission for the following reasons:

**DESIGN**

1. The proposed buildings would fail to reflect local architectural character, and as such, the development would not deliver a high quality urban design. The proposal fails to take the opportunity to enhance the positive features of this part of the Clifton Conservation Area and would therefore harm its special character and appearance, and would detract from the setting of the nearby listed buildings. In this regard it would fail to accord with the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, and Bristol Local Plan policies BCS21 and BCS22 of the Core Strategy 2011; and policies DM26, DM29, and DM31 of Site Allocations and Development Management Policies 2014.

**TREES**

2. The plane tree to the front of the site makes a significant contribution to the amenity value of the street scene, and its loss is not considered necessary for the redevelopment of the site. The development fails to adequately retain and integrate green infrastructure and is therefore contrary to Core Strategy Policy BCS9 & SADMP policy DM19.

**Development Control Committee A – 19 October 2016**  
**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

## SUMMARY

The application is being referred to committee as it has been called in by Councillor O'Rourke for the following reasons:

- 1) Submitted plans are ambiguous as they lack detailed dimensions and do not allow a true understanding of the site
- 2) The proposal should conserve and enhance the conservation area. Consideration should also be given to the existing block. The proposed building is not in keeping with other buildings along the street.
- 3) The current office block makes a valuable contribution to employment in the area.
- 4) Loss of light to properties in Canynge Square.

The above issues are addressed in the report, but the report concludes that there are no grounds to support a refusal based on these matters.

This scheme has been through various iterations, with two pre-application enquiries and one previous application which was withdrawn. In excess of 60 objections have been received in response to the current planning application raising the following issues: Loss of office; poor design response; overshadowing, loss of light and loss of privacy; increased parking; insufficient refuse storage; loss of trees and inaccuracy of plans.

The plans are to scale and include annotated datum levels, therefore officers have been able to undertake an accurate assessment of the proposals.

Officers consider that many of the issues raised in previous iterations of the scheme have been addressed and are recommending approval. An on-balance argument is presented in response to the loss of employment site issue, and concludes that housing is an appropriate use for the site in view of the fact that a Prior Approval for the change of use from office to residential under permitted development is already in place, and in view of the predominantly residential nature of the immediate vicinity. A BRE Daylight and Sunlight report supports the scheme which concludes there would be no significantly harmful loss of light from neighbouring windows or gardens. The proposed buildings are considered to preserve the character and appearance of the conservation area and present an appropriate response in terms of scale, design and materials. Adequate mitigation is provided for the loss of the trees on site, through replanting as well as a landscaping scheme. Policy compliant car and cycle parking is offered in accordance with the Council's parking standards, and there are acceptable arrangements in place for the collection of refuse. Finally, the scheme provides an acceptable and policy compliant sustainability response with the inclusion of a PV array to the roofs of both buildings.

The scheme is not required to provide any affordable housing due to the proposed number of units falling below the threshold for which the LPA can secure this.

## SITE DESCRIPTION

The application site contains a three storey L-shaped office block, with a one way vehicular entry/exit system providing access and parking. The bulk of the building is arranged towards the rear (east) of the site, where the gradient falls down from street level. The building on this rear part of the site is formed of two storeys with an undercroft parking area. The pedestrian access to the building is in the right angle of the L shape.

The building was constructed in the 1960s as an infill office block and this is still in use as such. There are approximately 35 on-site car parking spaces. Canynge Road is subject to a Residents

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

Parking Scheme (Clifton Village). The site lies within the Clifton Conservation area, and there are a number of grade II listed buildings in close proximity to the site - namely 1-6 Canynge Square to the north of the site, and 2-12 Canynge Road to the south. There is a Plane tree on the front of the site on the public footway, which the application proposes to pollard. There is also a significant Yew tree at the rear of the site which is proposed to be felled. Neither of the trees on site is protected by a TPO.

To the rear of the site (west) there is a gymnasium relating to Clifton High School, as well as residential properties on Clifton Park Road. These back onto the site in close proximity (approximately 3m), also backing on to the site are the rear of properties on Canynge Square. The area is predominantly residential, comprising mainly of large 19th century villas and gardens.

**RELEVANT HISTORY**

16/03127/COU: Prior approval of a proposed change of use of a building from office (use class B1) to 20No. flats falling within use class C3 (Dwellinghouse) was granted on 22 July 2016.

15/05438/PREAPP: A pre-application enquiry was responded to on December 2015 for the redevelopment of existing office for 3no. townhouses (1no. three bedroom and 2no. four bedroom) and 5no. two bedroom flats (with undercroft parking), parking and associated access.

15/01702/F: An application for a similar application was WITHDRAWN (demolition of three storey office block. Erection of 8 no. residential dwellings in two separate blocks, with proposed hard and soft landscaping and works to London Plane Tree.)

14/05635/PREAPP: A pre-application enquiry was made in February 2015 for the demolition of existing office block and redevelop as 3 no. four bedroomed, terraced houses; a four storey block comprising 6 no. two bedroom flats and 1 no. three bedroom penthouse; with 19 no. parking spaces and associated access.

14/00501/COU: Prior approval for the change of use from office space within Use Class B1(a) to residential accommodation within Use ClassC3 (dwellings) was granted on 24 April 2014.

**APPLICATION**

The application proposes the demolition of the existing 1960s office block on site, and redevelopment to form three town houses (comprising upper and lower ground, first and second floors) fronting onto Canynge Road, and a three storey block containing 5 flats with set-back second floor and undercroft parking for 10 cars. The town houses would have garages with parking for two cars, and gardens on the roof of the garages. The scheme would have a density of 47dph (dwellings per hectare).

**PRE APPLICATION COMMUNITY INVOLVEMENT**

A Community Involvement Statement has been submitted with the application. The process started in 2014 with letters and a public event. Further consultation letters were sent by the applicant in December 2015 following the withdrawn scheme and pre-application enquiry.

**i) Process**

For the most recent community involvement exercise, the applicant sent 110 letters to local addresses setting out how the scheme had changed since the previous application, and the letters included a link to a website containing the revised scheme. Comments over an extended period to take account of

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

the Christmas holidays were invited. The applicant also met with CHIS on 16 December 2015.

- People queried whether an existing site survey had been carried out, and an existing survey was duly provided by the applicant
- Concern at the loss of the office
- Reduction in height to block of flats was welcomed;
- Concern remained over the scale and appearance of both buildings, and the appearance of dormers and PV panels;
- Daylight and sunlight

#### ii) Fundamental Outcomes

The applicant considered the feedback in finalising the scheme and included changes to the scheme in the Planning Statement. The changes include:

- Further evidence within application to support loss of employment floorspace issue;
- improved clarity on plans including annotated building heights;
- BRE report to set out analysis into any loss of light;
- Updated tree report and landscaping details;
- the scheme incorporates a response to officers' comments on parking and layout.

#### RESPONSE TO PUBLICITY AND CONSULTATION

The case was advertised by letters sent to 171 neighbours on 22.06.16, site notice and press advert on 16.06.16. Due to a correction being made on the application form, the application had to be re-advertised, and this was done on 28.09.16.

A total of 62 letters of objection have been received and issues raised are summarised below:

#### Loss of Employment

- There is a need for employment floorspace in Clifton and these offices are in use
- The site has not been marketed robustly, contrary to DM12.
- In an article in Bristol Life magazine of March 2016 commercial letting agents Burston Cook wrote, "Over the past two years or so office supply in Clifton has reduced and we are noticing an increase in rent levels and steady demand for a wide range of office occupiers....attracted by the close proximity to Bristol City Centre yet (offering) an excellent working environment with fantastic local amenities. Clifton remains an excellent option for office occupiers with its most attractive working environment and the array of high quality shopping facilities, leisure amenities and restaurants."

#### Design and conservation

- Whilst the office building is not in harmony, it is set back from the street and has an open space with trees and shrubs. Nor is its height obtrusive;
- The proposal would be an overdevelopment of the site, being too large and too high. The footprint should revert to that of the original Georgian House
- Design, scale, form and massing of the proposed building are inappropriate;
- Proposed buildings are out of keeping with architectural style of the area;
- Family houses with generous gardens should be encouraged instead of flats. The three houses fronting onto Canynge Road should be reduced to two, and they could be wider, allowing them to be better designed with more amenity space and with the Plane tree set between them
- The development is far too dense for the area
- The view to the listed Christ Church from Canynge Square will be blocked
- Important vistas, both public and private, will be lost

**Development Control Committee A – 19 October 2016**

**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

- The application does not include an assessment on the impacts of the proposal on the settings of affected Heritage Assets, contrary to para.128 of the NPPF. The proposal would fail to preserve or enhance the special character of the conservation area and should be refused.

Amenity

- Overshadowing to 15 Canynge Road
- Loss of light to properties on Canynge Square
- Loss of light to properties on Clifton Park Road
- Loss of privacy to properties on Canynge Square (in particular due to the incongruous dormer)
- Loss of privacy to properties opposite the site on Canynge Road, which would be further aggravated by the loss of the Plane tree
- Loss of privacy to properties on Clifton Park Road
- Loss of outlook, light and privacy at upper floor flats 14-16 Canynge Road

Transport

- Highway safety through vehicles parked during redevelopment - need a traffic management plan;
- Parking on-street will become an issue;
- The proposed car-park is tight, which will mean the cars will have to make numerous manoeuvres to navigate their parking spaces. This will create a noise disturbance in the nearby gardens.
- The area already has parking problems
- There is insufficient waste storage for the development

Trees

- Loss of valuable trees. The significant Yew tree which is the last remnant of the former garden will be lost.
- The large Plane tree to the front of the site should be kept;

Inaccuracy of plans and Other Issues

- The application does not commit to specific datum levels, despite claiming that it has been reduced in height since the pre-application submission. It is unclear whether the ground level for the undercroft will be lowered. Exact dimensions should be notated on the plans.
- The same developers have left the WHSmith site a mess. This would happen again here.
- Lack of consultation, the applicants have not engaged community involvement for this application;
- It is not often that such a large site in Clifton has the opportunity to be developed and it should be done with sensitivity, not just trying to cram as many properties as possible into the space;

OTHER COMMENTS

Clifton High School: The scheme does not appear to have a direct impact on the School, its adjoining premises or the shared access. However the School reserves the right to comment further.

**City Design Group** has commented as follows:-

The proposal presents an acceptable response to the site and would preserve the character and appearance of the conservation area, and the setting of the nearby listed buildings. This is further explored in Key Issue B of the report.

**Transport Development Management** has commented as follows:-

Initial concerns were raised regarding the distance of the refuse storage from the entrance, manoeuvrability of the car park, and the layout of the double garages, however the scheme would

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

policy compliant in terms of car and cycle parking and has addressed problems encountered with the previously withdrawn scheme. Conditions can adequately address the concerns raised. Transport is covered in Key Issue C below.

**Arboricultural Team** has commented as follows:-

Removal of trees requires assessment against the Bristol Tree Replacement Standard, and the development would need to provide 15 trees in order to comply. The scheme proposes 21 new trees and therefore fulfils its obligations here. An acceptable landscaping scheme has also been provided, and this shall be conditioned.

**Contaminated Land Environmental Protection** has commented as follows:-

The proposed development is on land which was formally occupied by a motor garage between 1912 - c1960. An upholstery workshop was present in the 1950's. At the pre application stage we recommended a risk assessment being undertaken and submitted with the application but this does not appear to have happened, therefore as the proposed development is sensitive to contamination, we recommend standard conditions B11 B12 B13 and C1 are applied to any future planning consent.

**Wales & West Utilities** has commented as follows:-

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

## RELEVANT POLICIES

### **National Planning Policy Framework – March 2012**

#### **Bristol Core Strategy (Adopted June 2011)**

BCS8	Delivering a Thriving Economy
BCS5	Housing Provision
BCS15	Sustainable Design and Construction
BCS13	Climate Change
BCS14	Sustainable Energy
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment

#### **Bristol Site Allocations and Development Management Policies (Adopted July 2014)**

DM1	Presumption in favour of sustainable development
DM12	Retaining valuable employment sites
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development

**Development Control Committee A – 19 October 2016**  
**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

**Supplementary Planning Guidance**

Clifton & Hotwells Conservation Area Character Appraisal

KEY ISSUES

(A) IS THE LOSS OF EMPLOYMENT FLOORSPACE ACCEPTABLE, AND IS HOUSING AN APPROPRIATE REPLACEMENT LAND-USE?

The NPPF states that the planning system should do all it can to promote sustainable economic growth. Core Strategy policy BCS8 states that employment land outside the Principle Industrial and Warehousing Areas will be retained on sites where it makes a valuable contribution to the economy and employment opportunities. Bristol Local Plan policy DM12 goes on to say that these sites may have a particular economic importance to the local area due to their scattered nature due to lack of alternative employment sites in the vicinity. This policy requires employment uses to be retained unless the developer can demonstrate:

- i) There is no demand for employment uses; or
- ii) Continued employment use would have an unacceptable impact on the environmental quality of the surrounding area; or
- iii) A net reduction in floorspace is necessary to improve the existing premises; or
- iv) It is to be used for industrial or commercial training purposes.

The office on site is currently in use, and at time of site visit there were approximately 34 cars parked in the car park. Accompanying the application is a letter from Knight Frank dated 13 August 2015 sets out why the site is considered to be unsuitable for future office use. Issues include the site's residential location which is deemed to have little profile; distance from major amenities; limited public transport; introduction of Residents Parking Scheme making it difficult for visitors to park near to the site, and the absence of public car parks. The letter states that if Somerset House were to be marketed the letting of the building would be highly unlikely, due also to the constraints on space planning and poor internal communication. Upgrading the building to meet current requirements is said to require expenditure disproportionate to rents achievable or capital value of the property.

A letter from the current freehold owners of the building (Williams Gunter Hardwick) dated 3 July 2015 has also been submitted. This letter expands on the points made by Knight Frank, also citing the new open plan office provision in the Temple Meads Enterprise Zone as the main reason for businesses no longer wanting to locate in Clifton.

The building is currently occupied by Hartnell Taylor Cook as the main tenant (with two other sub-tenants) and the ground floor is being advertised to let (by Hartnell Taylor Cook), although the letter from Knight Frank advised against marketing due to the site currently being occupied and this being against advertising regulations.

The Council's Economy and Enterprise team undertakes monitoring of office supply and demand in different parts of the city. There is currently a substantial amount of Grade B office space available in Clifton, including Somerset House. (Grade B offices may be described as being maintained and finished to a good or fair standard, with adequate facilities. Materials used in the construction or fit-out of the building are functional but are not considered to be the highest quality.)

A report by EPT Property consultants was commissioned by a local resident and submitted on 06.10.16. The report sets out that Somerset House would be attractive to certain businesses and professionals, despite what is claimed by the applicant. The report also cites a number of examples in Clifton where recent proposals for new office buildings have demonstrated the demand in the area. Mortimer House, in Clifton Village is currently under assessment to convert from residential to offices, and with less parking than Somerset House. Office floorspace is also said to be included in a new scheme for the WHSmith site, also in Clifton Village. Recent freehold sales in the area are also

**Development Control Committee A – 19 October 2016**  
**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

included in the report, supporting the reported demand for offices.

Burston Cook property agents have also undertaken research into the demand for office space in Clifton. The following is taken from their article in Bristol Life magazine in March 2016:  
"Over the last two years office supply in Clifton has reduced and we are noticing an increase in rental levels being achieved and steady demand from a wide range of office occupiers. Occupiers are attracted by the relatively close proximity to Bristol City Centre, yet Clifton offers businesses an excellent working environment with fantastic local amenities and generally improved car parking for office occupiers. Indeed the West End multi storey car park offers licensed parking to local occupiers. Furthermore whilst the Residents Parking Zone did initially attract a certain amount of negative press, this has certainly freed up on street meter parking for up to three hours for visiting clients....Clifton remains an excellent option of office occupiers with its most attractive working environment and the array of high quality shopping facilities, leisure amenities and restaurants throughout the BS8 area."

The site falls within the Clifton Village Business Improvement District. The BID is a business-led initiative which provides support to local businesses.

Taking all of the above into account, it can be seen that advice from local estate agents both confirms a demand for Grade B office space in Clifton, whilst also confirming that the application building would not attract tenants. On the surface, it appears that due to the current occupation of the site as an office, the proposal would therefore contravene the criteria in policy DM12, which only condones the loss of employment floorspace where it is clearly not needed or is unsuitable.

With the above in mind, however, weight must also be given to the fact that the site has recently gained Prior Approval to convert from offices to residential (reference 16/03127/COU described in the History section above). Core Strategy policy BCS8 requires the retention of employment land where it makes a valuable contribution to the economy and employment opportunities. Similarly, SADMP policy DM12 is about retaining 'valuable' employment sites. These are described as being sites which have particular economic importance to the local area due to a lack of alternative employment sites in the vicinity, particularly in areas experiencing high levels of socio-economic deprivation. It would be fair to say that this site does not fall into these categories. The site contains a relatively small office in a mainly residential area. It is not part of a local agglomeration of employment and is not in itself a major employer in the area. It is not in a designated centre. The nearest town centres are close by at Whiteladies Road and Clifton village which retain a range of employment opportunities. Unemployment levels in Clifton are low. The area does not experience high levels of unemployment or socio economic deprivation. Even if demand for offices in Clifton is rising, this does not necessarily mean that this particular unit, in this location, is in demand or is valuable in the terms set out in the policy.

With the above considerations taken into account, a balanced view must therefore be reached on the acceptability or otherwise of the loss of office use on this site. The key factor also influencing this evaluation process is the acceptability or otherwise of residential on this site.

Policy BCS5 sets out the need in Bristol for 30,600 new homes, and the requirement to build the new homes on previously developed land. This site is not identified for housing development within the Local Plan, but would be classed as a 'windfall site', to be developed by a private developer. The Policy Delivery section of policy BCS 5 states that where proposals are in accordance with other policies in the Core Strategy and other Development Plan Documents (DPD), the potential contribution of small unidentified housing sites towards the delivery of 30,600 homes will be a relevant consideration.

This site would constitute 'previously developed land' as identified in the Core Strategy. Furthermore it is in an area of the City where higher densities are appropriate, as described in policy BCS20 being located close to the City Centre and with good access to public transport. The proposal would provide three family sized townhouses, and 5 two bedroom flats. Dwelling mix is discussed in Key Issue \*

**Development Control Committee A – 19 October 2016**  
**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

below, but in relation to this key issue on land-use, it is considered that the need for housing may be taken as a slightly stronger argument than the loss of employment, particularly in view of the Permitted Development for residential use having recently been secured.

To conclude this section, the loss of employment to make way for housing is acceptable, subject to other policy considerations which are discussed in the following sections. Officers are of the view that a refusal based on the loss of office use on site could not be supported.

**(B) DOES THE PROPOSAL PROVIDE AN ACCEPTABLE DESIGN RESPONSE TO THE SITE, AND WOULD IT RESULT IN HARM TO HERITAGE ASSETS?**

**Policy and Legislation Context**

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 which 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") has 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." [48].

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's 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. Finally, Para 134 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.

In addition, the adopted Bristol Core Strategy 2011 within Policy BCS22 and the adopted Site Allocations and Development Management Policies within Policy 31 seek to ensure that development proposals safeguard or enhance heritage assets in the city.

Officers have undertaken the assessment required under the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have given special regard to the desirability of preserving the assets, their setting and features of special architectural or historic interest which they possess.

It has been concluded that there would be no harm inflicted on the character and appearance of the conservation area, or on the setting of the nearby Grade II listed buildings and that the scheme would preserve the setting of both of these heritage assets in accordance with policy DM31. The proposal would follow design characteristics typical of the conservation area, be of an appropriate scale and would also bring about public benefits, by the provision of housing for which there is a need.

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

## Proposal

The site lies within the Clifton and Hotwells Conservation Area (CHCA), and is located in Character Area 4: Clifton Park. The surrounding townscape contains a mix of late Georgian to early and mid-Victorian architectural styles. There is a strong character for buildings to front onto the highway, set back a small distance behind boundary treatment. Buildings are predominantly domestic scale at 2-3 storeys over basement and attic space. The areas behind this built form, which in places resembles perimeter block type layouts, are typically open in character and often well vegetated. Where mews/back land development does occur they exhibit a smaller scale of development and intimate nature set behind the principle Georgian and Victorian streets which presents a clear hierarchy of primary, secondary and intimate routes.

The existing building has a three-storey frontage to Canynge Road, in keeping with adjacent terraces, and reduced two-storey to the rear of the site, which largely conforms to the scale of surrounding built form and is considered to set the maximum height parameters across the site. The office building currently occupying the site is considered to be a 'negative' building which detracts from the character of the conservation area.

Pre-application discussions raised concerns that the scheme was problematic by way of its height scale and massing, and would not achieve officer support. This application addressed these concerns by reducing the height of the rear block of flats by one storey. The problematic roof terrace and glass balustrade relating to the PV array were also found to unacceptably add to the perceived height of the rear building, which is defined as a 'backland site' as described by policy DM26. This policy expects developments to be subservient in height, scale, mass and form of the surrounding townscape. This element is now proposed at three storeys, with a much reduced PV array and no roof terrace. It is therefore considered that this successfully achieves the subservience required by DM26 and would sit comfortably within its context of taller buildings.

This reduction in height ameliorates the impact of the glimpsed view of the building from Canynge Square towards Christ Church. It is noted in the CHCA that these glimpsed views make an important contribution to the local character and that the variety of quality of views in Clifton are a critical component of the areas special interest. The development therefore now preserves this characteristic.

The scale of the proposed townhouses accords with the terraces in the locality.

## Elevations and Materials

An appropriate contextual response is required given the prevalent and distinct character of the locality. Most of the surrounding Georgian and Victorian buildings present a very clear and attractive architectural approach that could be referenced in a contemporary idiom, and it is considered that the proposal succeeds in doing this. The Georgian sense of proportion and scale are recognised as being timelessly attractive and are referenced in present buildings that are well proportioned, robust and of a human scale. It is considered that the current proposals pick up these characteristics through use of proportions and materials and simple fenestration positions. The material palette in this scheme is also much simplified, now focusing on the use of render and rubble stone which are characteristic materials used frequently in this part of the conservation area.

## Boundary Wall

Sketch plans have been submitted showing the boundary wall with a stone and railing treatment. This element shall still be conditioned, as a more textured rubble stone type appearance is preferred rather than the smooth Ashlar-type wall shown in the drawings.

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

Conclusion to design section:

In summary it is considered that the proposed scheme has overcome the issues raised at pre-application stage and now presents an acceptable design response, which would respect the setting of the nearby Grade II listed buildings on Canynge Square, and would preserve the character of the conservation area by removing a negative feature. The proposal therefore accords with policies BCS21, BCS22, DM26, DM27, DM28, DM29 and DM30. Officers are of the view that a refusal based on poor design and harm to the heritage assets could not be supported.

(C) **WOULD THE PROPOSED DEVELOPMENT SAFEGUARD NEARBY RESIDENTIAL AMENITY, AND WOULD IT PROVIDE QUALITY ACCOMMODATION?**

Good design and protection and enhancement of the environment are critical components of central government guidance, as identified in the NPPF. Adopted Bristol Core Strategy Policy BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and to enable flexibility and adaptability by meeting the appropriate space standards. In addition, Policy BCS21 expects development to safeguard the amenity of existing developments and create a high-quality environment for future occupiers.

#### Daylight and Sunlight

The development would result in buildings of three storeys in height which are closer in proximity to properties on Canynge Square and Canynge Road than the existing building. This would result in a noticeable impact on daylight and sunlight received by these properties. In order to explore how severe this relationship would be, the application is accompanied by a BRE Daylight and Sunlight Assessment.

#### Vertical Sky Component (VSC)

The VSC is a measure of light falling on a window, and the target for a good level of light is 27% - meaning a ratio of direct sky luminance falling on the surface of the window. 40% is the maximum possible VSC score, and would mean that if one had a view from a window which was totally unobstructed by buildings, 40% of the total hemisphere would be visible. If a development would reduce the VSC from a given window to less than 27%, AND to less than 0.8 times its former value, then according to the BRE guidelines it is likely that the loss of light would be harmful.

The Daylight and Sunlight report assesses each of the windows affected by the development, and includes rear facing windows of 1-6 Canynge Square, rear facing windows of 24, 26 and 28 Clifton Park Road, and windows at 9, 11, 13, 15, 17, 19 and 16 Canynge Road. Many of the windows tested were below 27% to begin with, but none of the windows was found to have the VSC reduced to less than 0.8 times its former value. This means that the tested windows would comply with the BRE guidelines: whilst there would be some loss of light from these windows, it would not be harmful.

#### Daylight Distribution (DD)

This test is known as the "no sky-line" method and looks at how daylight is distributed within a room. If a development reduces the amount of daylight to less than 0.8 times its former value, the loss of light is likely to be noticeable. There is no absolute minimum identified by the BRE guidelines however. None of the windows assessed yielded a score of less than 0.8 times its former value.

#### Sunlight to Gardens and Outdoor Spaces

This test looks at the proportion of an amenity area that receives at least 2 hours of sun on 21st March in the existing condition, and compares this with the proportion of the area that receives at least 2 hours of sun on 21st March with the proposal in place. If a property already does not receive 2 hours of sun at spring equinox, any reduction should be 0.8 or more of the former area. The

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

concluding assessment is that out of the 17 areas analysed, 14 meet the guidelines. (Nos. 1, 2 and 3 Canynge Square would experience a marginal loss of sunlight).

Neighbours at 1 - 3 Canynge Square have provided their own Daylight report prepared by Elock Associates. This is based on information from the Local Authority website and Google Earth and Maps. The software produced a 3-D model of the current environment along with one of the proposed building. This allowed a Waldram diagram to be produced which shows the effects on each window assessed. The report states that windows at ground floor levels of nos. 2 and 3 would suffer a loss of light, however under a 'Right to Light' review, not enough of a loss to support an actionable loss of light. The report recommends that the LPA should take into account this loss. Whilst the report is correct in saying there would be some loss of light, it does not go into detail and assess each window against the VSC and DD tests. It is also not clear whether it has taken account of the revised situation as submitted in the current application showing a slightly smaller townhouse on this side of the development, as this is not shown in the diagram in the report. The more detailed technical assessment provided in the BRE Daylight and Sunlight Assessment confirms that the windows would not fail the tests.

#### Conclusion on Daylight and Sunlight

The tests show that none of the windows assessed would fall below the levels recommended in the BRE guidelines. This means that whilst the proposed development would affect daylight and sunlight received by surrounding properties, and the loss would be noticeable, there is no quantifiable reason to uphold a reason for refusal in this regard due to the positive results that have been set out in the Assessment. Whilst neighbours would notice a reduction in daylight and sunlight received, it is not considered that these impacts would be significantly harmful as to warrant a refusal. Similarly, it is not considered that the proposal would result in a significantly harmful loss of light from neighbouring gardens.

It must be borne in mind that the BRE tests are guidelines only, and not planning policy, however they are a useful tool for assessing the impacts of developments on light received by neighbouring windows. They are intended to be applied flexibly, and the background sets out that in some areas (for example city centres and high density areas,) developments may not always achieve optimum levels of daylight or sunlight.

The site is within a relatively dense central residential location and residents currently enjoy a more open aspect due to the position of the current building on the site. The development itself does not breach established building heights in the area, being three storeys in height. The applicant has addressed previous concerns on this matter by stepping the north-west elevation of the town houses further away from Canynge Square properties. It is therefore concluded to be acceptable in this regard, and officers are of the view that a refusal based on the loss of daylight and sunlight to neighbouring properties could not be supported.

#### Outlook and privacy

The properties on Canynge Square (1-6 consecutive) all have windows relating to habitable rooms facing south, looking on to the development. The rear building line of these properties is 10.5m away from the proposed north elevation of the houses (increased from 8.5m in the previous scheme). The existing building is 16.2m away. This distance is acceptable. There would be a dormer window in the roof of the nearest house to Canynge Square, and this is to allow head height relating to the stairwell. It is not therefore considered harmful overlooking could occur from this window. There is a blind window at first floor level for architectural detail only. There would also be two windows at ground floor level but these would not have direct views into neighbouring properties due to the presence of the existing boundary wall.

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

Properties on Clifton Park Road already experience limited outlook from their west facing windows due to the presence of the existing building. The proposed flatted building would be slightly recessed compared with the existing building and would be of a similar height. The east elevation of the proposed flats includes windows relating to habitable rooms although these are shown as obscure glazed to avoid harmful overlooking.

The scheme is therefore considered to be acceptable in terms of its impact on neighbouring properties.

#### Dwelling Mix and Density

Section 6 of the NPPF reflects the need to significantly boost the supply of housing and to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy BSC18 of the adopted Core Strategy reflects this guidance and states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities" A wide range of factors influence the housing needs and demands of neighbourhoods. Such factors include demographic trends, housing supply, economic conditions and market operation. A local area-based assessment is required to assess the development's contribution to housing mix. As a guide, the neighbourhood is defined as an area equivalent to the size of a Census Lower Level Super Output Area (average of 1,500 residents).

The application site is located within the Clifton College LSOA within the Clifton Ward. An up-to-date picture of the proportion of different residential accommodation types in the LSOA can be obtained by combining the 2011 Census data with the Bristol Residential Development Survey (RDS) 2010. The Clifton College (LSOA) has a proportion of flats to houses at 71.7% flats and 28.4% houses.

The proposed development includes the provision of 3 houses and 5 flats. The inclusion of family sized houses in this area is welcomed as this will off-set the surplus of flats to a certain extent.

BCS 20 gives a guideline of 50 dwellings per hectare (dph) as being the lowest density sought for residential developments in Bristol. This is to achieve an efficient use of land and to maximise opportunities to re-use previously developed land. The policy also allows density to take account of characteristics of the site, local context, accessibility and design. The proposed development would deliver a density of 47dph, and this is considered appropriate for the site due to the close proximity of neighbours, and of heritage assets.

#### Noise

It is not considered that the proposed development would result in significant noise disturbance. A reasonable amount of activity can be expected of a residential development, and the proposed density is relatively low.

#### Quality of Accommodation

All new residential development must comply with National Space Standards. The proposals have been checked against these standards. For two bedroom flats, the minimum standard is 70sqm and the flats proposed here all generously comply with this, measuring just over 100sqm each. There is no minimum standard for two bedroom houses over three floors, but since the lower ground floor of the houses would not be classed as habitable rooms, they have been assessed as two bedroom houses over two floors, the minimum standard for which is 79sqm. The houses have a generous floor area of 152sqm.

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX****(D) WOULD THE PROPOSAL RESULT IN ANY ADVERSE HIGHWAYS OR TRANSPORT EFFECTS?**

DM23 expects developments to provide appropriate servicing and loading facilities which make effective and efficient use of land and be integral to the design of the development. This policy also expects development to provide a safe secure, accessible and usable level of parking provision having a regard to parking standards, as well as secure and well-located cycle parking and facilities for cyclists. In assessing recycling and refuse provision, regard will be had to the location of the provision of refuse storage, and to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives.

**Car Parking**

The scheme is policy compliant in terms of car parking, as it provides a total of 14 car parking spaces in line with the parking standards which cite a maximum of 1.25 spaces per dwelling for 2 bedroom dwellings and 1.5 for 3 bedroom dwellings. 14 is therefore the maximum number that would be acceptable in this sustainable location. In view of the fact that there is currently parking for 34 cars on the site it is considered acceptable that the scheme meets the maximum standards in this instance. In order to avoid overspill parking on to the street, an advice note is proposed to ensure residents of the scheme are unable to apply for car parking permits. Officers have considered the fact that the garages are not quite wide enough to meet the standards for a double garage. However the garages would be for the sole use of the town house occupiers who could use them according to their own needs. The scheme would not be deficient in parking should there only be single cars parked in the garages, and this is therefore not considered to be an issue. Officers have also considered the manoeuvrability of the car park area beneath the flats and have confirmed that there is sufficient space available for safe access and egress.

**Cycle Parking**

The standards require two spaces per dwelling and this is adequately provided. There is space within the garages relating to the houses to store bikes, and a separate area for the storage of 10 cycles on Sheffield stands within the car parking area to the flats.

**Refuse Storage and Servicing**

Refuse storage is shown as being stored at the entrance to the flats within the car parking area. This is at a distance of 40m from the highway and as such, would be too far for Council operatives to collect the waste. A private waste contractor would therefore be required. In order to secure this, a condition is included in the recommendation to require a Waste Management Plan to be provided for approval. This would require the applicant to set out details of the types and frequencies of collection vehicles.

**One-way system**

The drawings confirm a one-way system would be in place to avoid potential conflict due to the narrowness of the road. The road would not be adopted and would be a private road. However a condition shall be imposed requiring the one-way system to be in place prior to occupation.

**(E) WOULD THE DEVELOPMENT PROVIDE APPROPRIATE MITIGATION FOR THE LOSS OF TREES?**

Policy BCS9 states that individual green assets should be retained wherever possible, and that development should incorporate new or enhanced green infrastructure of an appropriate type, standard and size.

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

Policy DM19 seeks to protect habitat, features and species which contribute to nature conservation, and developments are expected to be informed by appropriate surveys.

Due to the proposed removal of the Yew tree at the rear of the site, and Plane tree on the street frontage, the applicant has provided an Arboricultural report giving their assessment of the health and amenity value of these trees. The Core Strategy requires any loss of trees to be assessed against the Bristol Tree Replacement Standard, and this includes assessment on girth and health of existing trees and allows for calculation to be made on whether replacement trees are acceptable or whether a monetary contribution needs to be made as mitigation. Under the BTRS, this scheme would require 15 replacement trees. The submitted landscaping proposal identifies 21, therefore fulfilling the obligation. The landscaping plan also proposes chestnut leaved holly for the rear of the site, Rowan bushes for the side access road, and Prunus Amanagawa (Cherry) to the front of the site.

**(F) IS THE SUSTAINABILITY AND ENERGY EFFICIENCY RESPONSE ACCEPTABLE?**

Sustainability should be integral to all new development in Bristol. BCS13 encourages developments to respond pro-actively to climate change, by incorporating measures to mitigate and adapt to it. BCS14 expects development to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%. BCS15 requires developments to demonstrate through a Sustainability Statement how they have addressed energy efficiency; waste and recycling; conserving water; materials; facilitating future refurbishment and enhancement of biodiversity.

The Energy statement submitted with the application confirms that the development would be able to comply with the 20% required energy saving. This would be achieved by using sustainable building methods and materials, using low energy light bulbs within the development and having openable windows to remove the need for mechanical ventilation, as well as using an array of PV panels located on the flat roofs of the development. This is acceptable, and a condition is imposed to ensure that this is delivered.

**CONCLUSION**

The proposed land use is acceptable for the site, whilst it would result in the loss of an employment generating use, the delivery of housing in this immediate area is considered to be an acceptable replacement. Amenity, transport and tree issues have been adequately mitigated for and assessed, and the scheme would deliver a fully policy compliant scheme in terms of sustainability and energy efficiency. Planning permission is therefore recommended.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £1712.50

**Development Control Committee A – 19 October 2016**

**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

**RECOMMENDED GRANT subject to condition(s)**

**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. Land affected by contamination - Site Characterisation

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

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

(ii) an assessment of the potential risks to:

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

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

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

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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

3. Land affected by contamination - Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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.

4. Land affected by contamination - Implementation of Approved Remediation Scheme

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

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

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

5. Sample Panels before specified elements started

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

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

6. Large scale details before relevant element started

Detailed drawings at the scale of 1:10 or 1:25; 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) window sections;
- b) roof parapets

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

7. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

**Development Control Committee A – 19 October 2016****Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

Parking of vehicle of site operatives and visitors  
 routes for construction traffic  
 hours of operation  
 method of prevention of mud being carried onto highway  
 pedestrian and cyclist protection  
 arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

8. A Waste Management Plan setting out how the development would be serviced by waste collection vehicles, including types and frequencies of vehicles, shall be submitted and approved in writing prior to first occupation of the residential units hereby approved.

Reason: In order to ensure safe and convenient access for occupants, as well as satisfactory access for collection vehicles and operatives.

**Pre occupation condition(s)**

9. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3; and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4; which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

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.

10. Implementation/Installation of Refuse Storage and Recycling Facilities - Shown on approved plans

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

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

**Development Control Committee A – 19 October 2016**

**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

11. Completion and Maintenance of Car/Vehicle Parking - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

Reason: To ensure that there are adequate parking facilities to serve the development.

12. Completion and Maintenance of Cycle Provision - Shown on approved plans

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

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

**Post occupation management**

13. The development shall be carried out in complete accordance with the EUtilities, Part L and Energy Strategy prepared by Hydrock and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the development makes sufficient contribution towards mitigating and adapting to climate change.

14. The road on site shall operate under a one-way system.

Reason: In order to maintain safe access and egress to the development.

15. The development shall be carried out in complete accordance with the Landscaping and planting plan (CLD-2296-02A) and shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To ensure that the development makes adequate provision for green infrastructure.

**List of approved plans**

16. 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.

BRS.5604\_01 Site Location Plan, received  
100AB Proposed South View - Massing, received 22 September 2016  
101AC Proposed Site Plan & Roof Plans, received 22 September 2016  
102 Existing South View, received  
103AB Proposed North View - Massing, received 22 September 2016  
200 Houses - Lower Ground Floors, received

**Development Control Committee A – 19 October 2016**

**Application No. 16/03029/F: Somerset House 18 Canynge Road Bristol BS8 3JX**

201 Houses - Ground Floors, received  
202 Houses - First Floors, received  
203 Houses - Second Floors, received  
204 Flats - Lower Ground Floor, received  
205 Flats - Upper Ground and First Floors, received  
206AB Flats - Roof Plan, received 22 September 2016  
208 Parking Plan Proposed, received  
300AB Elevations to Houses - East and North, received 22 September 2016  
301AB Elevations to Houses - West and South, received 22 September 2016  
302AB Elevations to Flats - West, received 22 September 2016  
303AB Elevations to Flats - East, received 22 September 2016  
304AB Elevations to Flats - South, received 22 September 2016  
305AB Elevations to Flats - North, received 22 September 2016  
306AB Street Scene & Flats' Front Elevation, received 22 September 2016  
400AB Proposed Site Sections 1 of 2, received 22 September 2016  
401AB Proposed Site Sections 2 of 2, received 22 September 2016  
402 Detailed Sections to Houses, received  
403AB Detailed Sections to Flats, received 22 September 2016  
CLDL-2296-02 REV A Landscape Planting Proposals, received 4 October 2016  
Landscape Masterplan Rev D, received

Reason: For the avoidance of doubt.

**Advices**

1. Wales and West Utilities gas pipelines may be at risk during construction and you should contact [PlantProtectionEnquiries@wwutilites.co.uk](mailto:PlantProtectionEnquiries@wwutilites.co.uk) before starting any work.

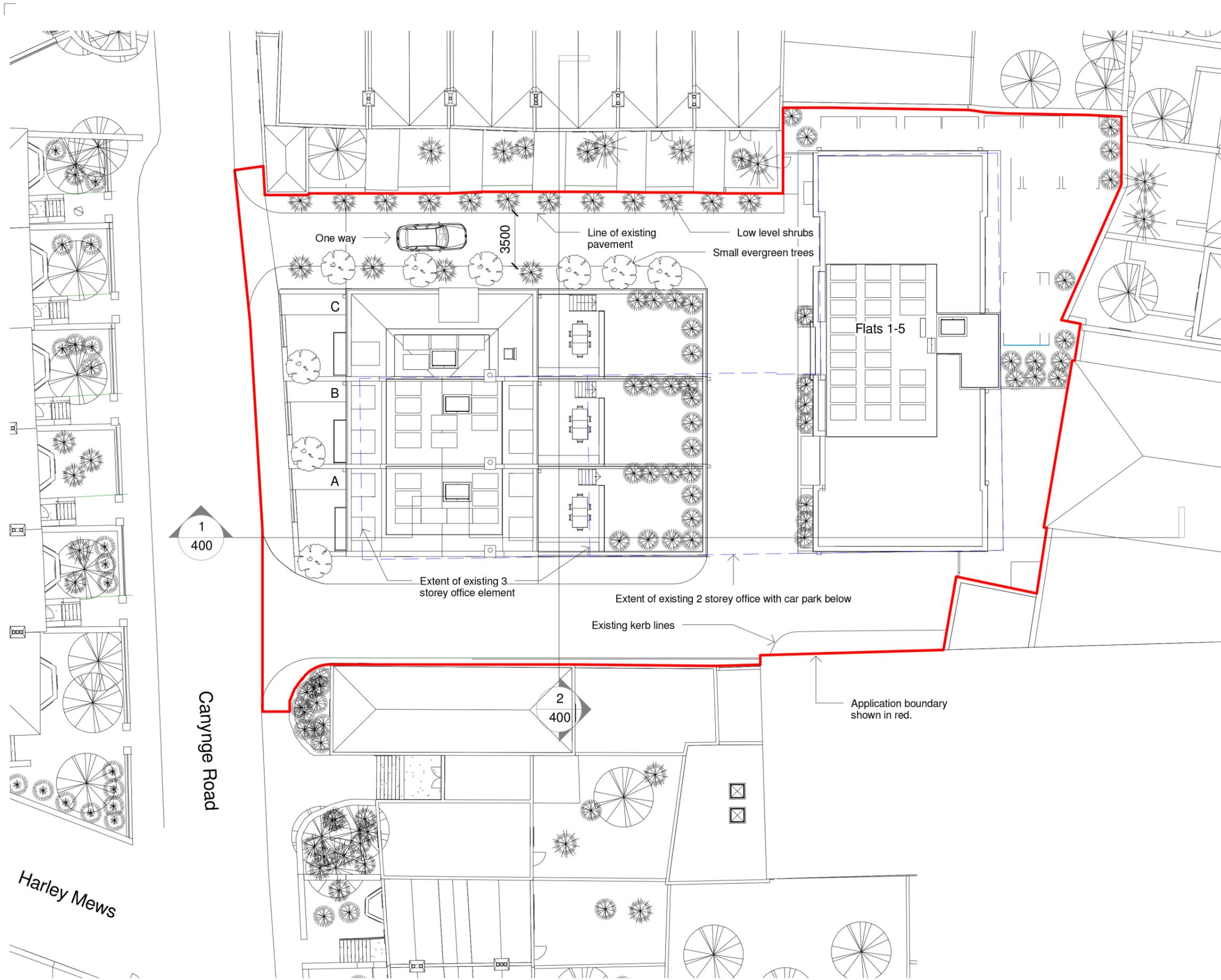
**BACKGROUND PAPERS**

Wales & West Utilities	1 July 2016
City Design Group	8 July 2016
Landscape	14 July 2016
Contaminated Land Environmental Protection	19 July 2016

## **Supporting Documents**

### **3. Somerset House, 18 Canynge Road**

1. Site plan & roof plan
2. Elevation to flats – East
3. Elevation to houses – West & South
4. Proposed sections
5. North view – massing
6. South view – massing
7. Parking plan
8. Photographs



Site Plan 1:250

**Notes**  
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.  
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

AC	28-07-16	TW	PV panels laid flat to minimise visual impact	IJ
AB	16-05-16	TW	North Road Revised	IJ
AA	21-04-16	TW	Revised For Planning	IJ

Rev	Date	Init	Notes	Chkd
-----	------	------	-------	------



Client

Drawing Originator



London - 7 Birch Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
 RIBA Chartered Practice www.aww-uk.com

Project Title  
**Somerset House**  
**Clifton, Bristol**

Drawing Title  
**Site Plan and Roof Plan**

Scale	Sheet	Drawn	Checked	Date
1 : 250	A3	JP	IJ	02.09.14

Status	Project No.	
<b>Planning</b>	<b>3359</b>	
Drawing Reference	Drawing No.	Revision
	<b>101</b>	<b>AC</b>

**Notes**  
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.  
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



AB	28-07-16	TW	PV panels laid flat to minimise visual impact.	IJ
AA	21-04-16	TW	Revised For Planning	IJ
Rev Date	Init	Notes		Chkd

Client

Drawing Originator

**AWW** inspired environments

London - 7 Birchin Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282

RIBA Chartered Practice www.aww-uk.com

Project Title  
**Somers House**  
 Clifton, Bristol

Drawing Title  
**Elevation to Flats - East**

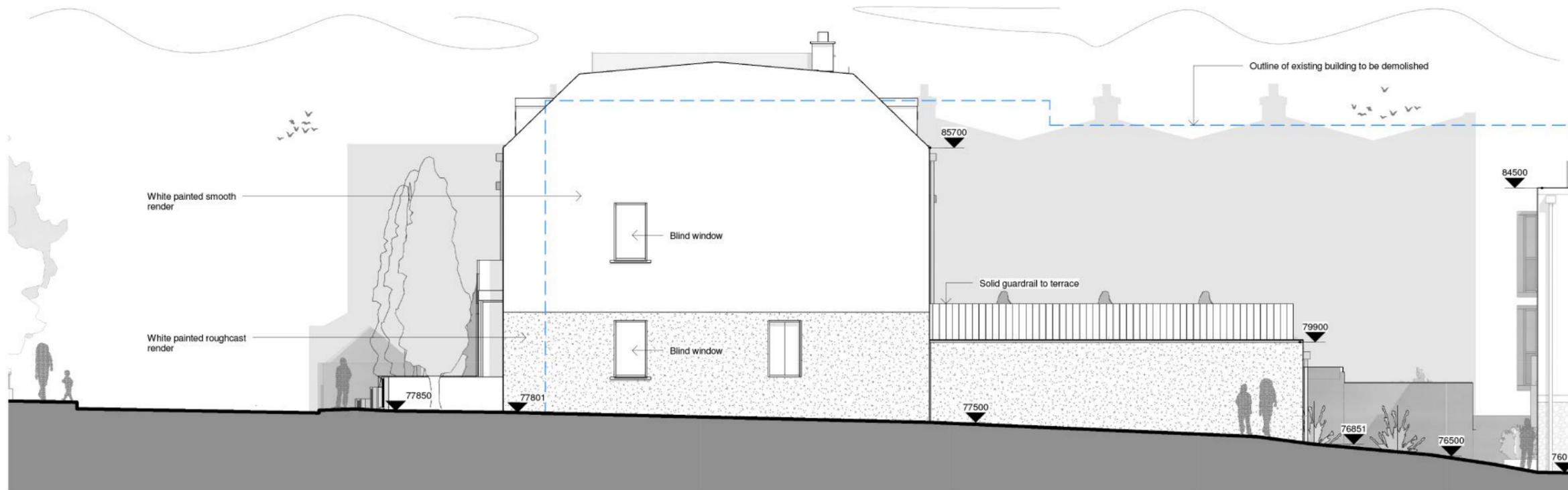
Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	JP	IJ	

Status	Project No.	
<b>Planning</b>	<b>3359</b>	
Drawing Reference	Drawing No.	Revision
	<b>303</b>	<b>AB</b>

**Notes**  
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.  
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



**300\_Houses West Elevation**  
 1 : 100



**300\_Houses South Elevation**  
 1 : 100

AB	28-07-16	TW	PV panels laid flat to minimise visual impact	IJ
AA	21-04-16	TW	Revised For Planning	IJ
Rev Date	Init	Notes		Chkd

Client

Drawing Originator



London - 7 Birch Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282

RIBA Chartered Practice www.aww-uk.com

Project Title  
**Somerset House**  
 Clifton, Bristol

Drawing Title  
**Elevations to Houses - West and South**

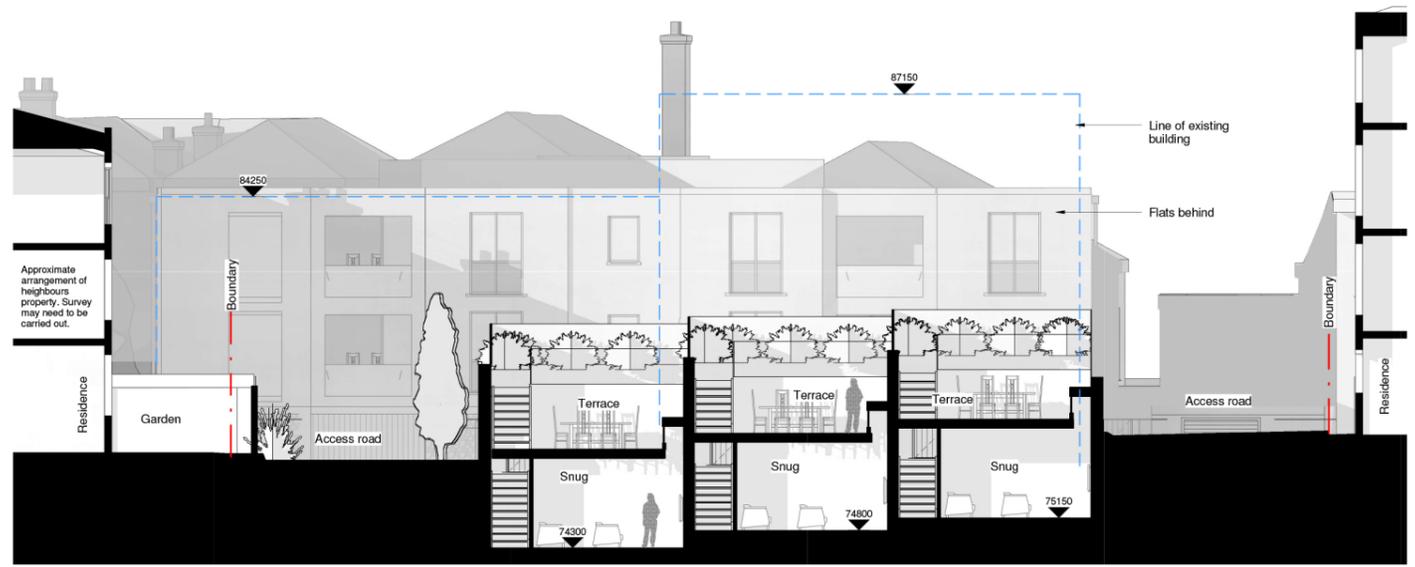
Scale	Sheet	Drawn	Checked	Date
1 : 100	A2	JP	IJ	

Status	Project No.
<b>Planning</b>	<b>3359</b>
Drawing Reference	Drawing No. Revision
	<b>300 AB</b>

**Notes**  
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.  
 Always refer to signed dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to the office in clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



**Long Section Through Site**  
 1 : 100



**Cross Section Through Houses**  
 1 : 100

AB 28-07-16	TW	PV panels laid flat to minimise visual impact	IJ
AA 21-04-16	TW	Revised For Planning	U
Rev	Date	Int	Notes

Client

Drawing Originator  
**AWW** inspired environments  
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 5LS 0117 623 3535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
 RIBA Chartered Practice www.aww-uk.com

Project Title  
**Somerset House**  
 Clifton, Bristol

Drawing Title  
**Proposed Sections**

Scale	Sheet	Drawn	Checked	Date
1 : 100	A1	JP	IJ	27.10.14
Status	Project No.			
<b>Planning</b>	<b>3359</b>			
Drawing Reference	Drawing No.	Revision		
	<b>400</b>	<b>AB</b>		



**Notes**

This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes. Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

AB	28-07-16	TW	PV panels laid flat to minimise visual impact	IJ
AA	21-04-16	TW	Revised For Planning	IJ

Rev	Date	Init	Notes	Chkd
-----	------	------	-------	------

Client

Drawing Originator



London - 7 Birchin Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282

RIBA Chartered Practice

www.aww-uk.com

Project Title

**Somerset House  
 Clifton, Bristol**

Drawing Title

**North View - Massing**

Scale	Sheet	Drawn	Checked	Date
	A3	JP	IJ	16.12.14

Status	Project No.	
<b>Planning</b>	<b>3359</b>	
Drawing Reference	Drawing No.	Revision
	<b>103</b>	<b>AB</b>



**Notes**

This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes. Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

AB	28-07-16	TW	PV panels laid flat to minimise visual impact	IJ
AA	21-04-16	TW	Revised For Planning	IJ

Rev	Date	Init	Notes	Chkd
-----	------	------	-------	------

Client

Drawing Originator



London - 7 Birchin Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282

RIBA Chartered Practice [www.aww-uk.com](http://www.aww-uk.com)

Project Title

**Somerset House  
 Clifton, Bristol**

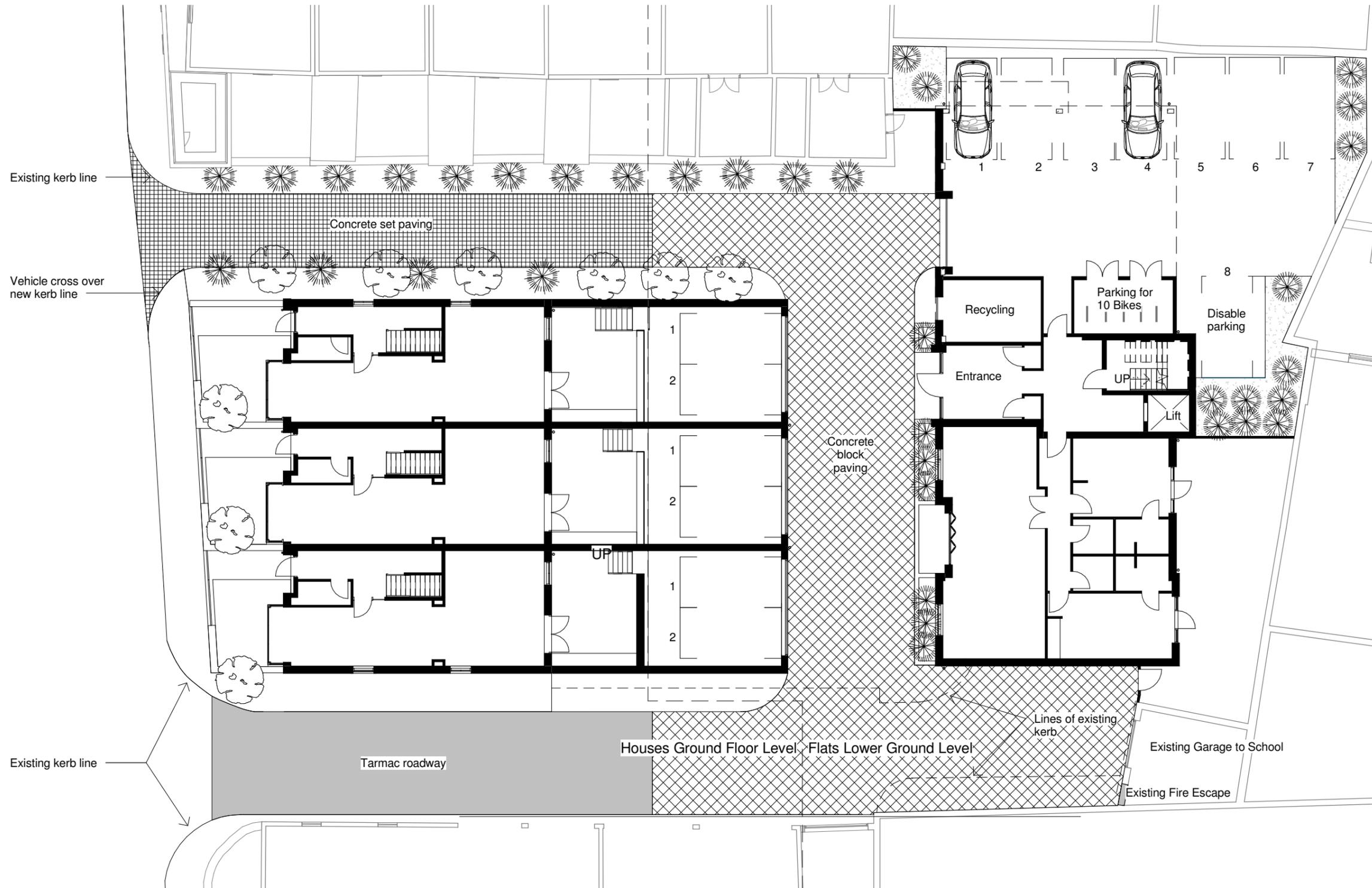
Drawing Title

**South View - Massing**

Scale	Sheet	Drawn	Checked	Date
	A3	JP	IJ	02.09.14

Status	Project No.	
<b>Planning</b>	<b>3359</b>	
Drawing Reference	Drawing No.	Revision
	<b>100</b>	<b>AB</b>

**Notes**  
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes. Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



AC	17-05-16	TW	Cycle text note updated	IJ
AB	16-05-16	TW	North Road Revised	IJ
AA	21-04-16	TW	Revised For Planning	IJ

Rev	Date	Init	Notes	Chkd
-----	------	------	-------	------

Client

Drawing Originator



London - 7 Birchin Lane, London, EC3V 3BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282

RIBA Chartered Practice

www.aww-uk.com

Project Title

**Somerset House  
 Clifton, Bristol**

Drawing Title

**Parking Plan**

Scale	Sheet	Drawn	Checked	Date
1 : 200	A3	JP	IJ	03.12.14

Status	Project No.	
<b>Planning</b>	<b>3359</b>	
Drawing Reference	Drawing No.	Revision
	<b>208</b>	



PRIVATE CAR PARK  
NO UNLAWFUL  
LOADING  
UNLAWFUL  
WHEEL CLIMBERS  
OR  
OBSTACLES  
© 2015  
DEVELOPER LTD.

W15 8GHC

W15 8DYE







Somerset  
House

P Permit  
holders  
only  
CV  
Mon - Fri  
9 am - 5 pm

Offices To Let  
Ground Floor 2,687 - 3,937 sq ft  
Hartnell  
Taylor  
01

PRIVATE  
PARK

WG15 YOC

