

WARD: Clifton **CONTACT OFFICER:** Alex Hawtin
SITE ADDRESS: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

APPLICATION NO: 17/05185/F Full Planning

DETERMINATION DEADLINE: 15 December 2017

Proposed landscaping / external work alterations to return the front garden to the original layout and provision of car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate.

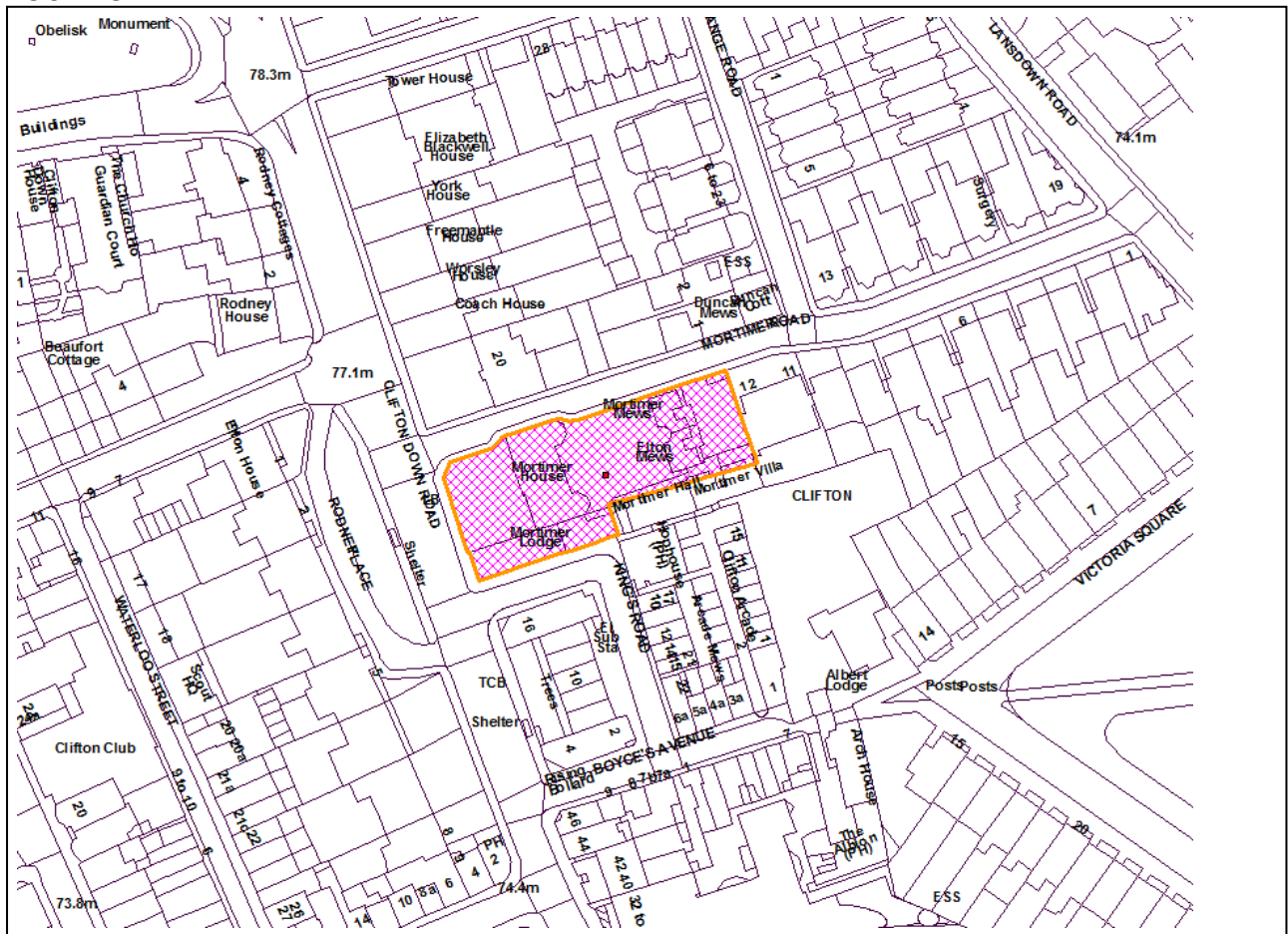
RECOMMENDATION: Grant subject to Condition(s)

AGENT: BBA Architects Ltd
 Henrietta Mews
 Bath
 BA2 6LR
 United Kingdom

APPLICANT: Cedar Care Homes
 20 Richmond Hill
 Clifton
 Bristol
 BS8 1BA

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

LOCATION PLAN:



Development Control Committee B – 31 January 2018**Application No. 17/05185/F and 17/05186/LA: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE**

SUMMARY

This application relates to a three-storey, Grade II* Listed Building known as Mortimer House, in Clifton, north Bristol and its curtilage. The building is of c.18th mid-Georgian origin. The building is situated on the corner of Clifton Down Road with Mortimer Road. To the south of the site is the former Servant's House which is now in residential use, and Mortimer Road runs to the north of the site.

Applications for full planning permission and listed building consent have been submitted, relating to a scheme which seeks to reinstate the curtilage to the front of Mortimer House to the original eighteenth century landscape layout and provide 10 no. car parking spaces to the rear of the listed building with associated landscaping.

The application has been referred to Development Control Committee by Councillor O'Rourke, for reasons relating to concerns over: loss of green space; loss of visual amenity; impact upon the listed building; highway safety and drainage.

A total of 28 public objections have been made in response to the applications. Reasons primarily relate to the loss of green space, the impact upon visual amenity and concerns about highway safety and traffic. A response from the Clifton & Hotwells Improvement Society was in support of the scheme. The Conservation Advisory Panel made neutral comments.

The key issues in the determination of this scheme relate to impact upon conservation, transport and highways, and residential amenity. As a result, Officers have consulted Historic England and the Council's Conservation Officer on both applications, as well as the Council's Pollution Control and Transport Development Management Teams.

Neither Historic England nor the Conservation Officer have raised objection to the scheme. It is considered that any harm caused to the Grade II* Listed Building is outweighed by the public benefit of returning the curtilage to the front of Mortimer House to its c.18th form and the associated landscaping to both the front and the rear of the building to enhance the setting of the listed building.

Transport Development Management (TDM) has no objection to the scheme. TDM concluded that there would be no significant increase in traffic resulting from the proposals, nor would there be any issues with highway safety given the visibility from the Mortimer Road access and the number of parking spaces proposed. Permeable surfaces and drainage channels are proposed throughout the site, and as such it is considered there would be no unacceptable impacts upon surface water drainage.

It is concluded that the proposed development would not cause any unacceptable harm to the Grade II* Listed Building. The proposed parking solutions are acceptable and there would be no detrimental impacts upon the highway. It is anticipated that there would be no unacceptable impacts upon residential amenity and the proposals for replacement trees and landscaping are considered acceptable.

The applications for planning permission and listed building consent are both recommended for approval subject to conditions.

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The building has previously been in use as a school from the late 1800s and then became a maternity hospital after the Second World War. This was subsequently converted to a nursing home in the mid-1970s, which then ceased operation sometime before 2008. This has resulted in the building being squatted and also falling into a state of disrepair. The building is consequently on the Historic England 'Heritage at Risk' register. In 2016, a change of use to office (B1a, with ancillary training space) was granted under applications 16/03501/F and 16/03502/LA. This application also approved landscaping to the front and rear of the building and parking for 6 cars to the front of the building.

This application specifically relates to the curtilage to the front and rear of the building.

To the front of the building there is a large driveway, with accesses onto the corner of Mortimer Road and further south on Clifton Down Road. A bath stone boundary wall runs along the edge of the property fronting onto Clifton Down Road. At present, the front of the site is boarded up.

The land to rear of the site is lower than the building, and at present consists of an area of bare earth and rubble directly outside the building and a grassed area. At the far end of this area is a 'Garden House' which was granted permission in 2012 (12/00052/F). The site is bounded by a rubble stone wall which runs along Mortimer Road. The wall was partially demolished to facilitate the development of the Garden House and rebuilt.

The Historic England list entry for Mortimer House states:

"House, now nursing home. c1760, altered mid C19. Limestone ashlar with gable stacks and a slate hipped roof. Double-depth plan. Mid Georgian style. 3 storeys and basement; 9-window range. A symmetrical front has parapeted single-storey 2-window flanking wings which rise to 2 storeys further back, the middle 3-window range breaks forward; rusticated ground floor to a plat band, first-floor sill band, quoins above to a modillion cornice, parapet and pediment to centre. The doorway has a Gibbs surround with 3 large keys, bracketed cornice and 8-panel door, the top pair glazed. Ground-floor windows have large keys, architraves above with sill blocks, to horned plate-glass sashes. An early C19 right-hand block set back is rendered, with 2 semicircular-arched doorways with impostes and keys, blocked ground-floor window and cambered heads to 2 first-floor 6/6-pane sashes. Symmetrical rear elevation has canted mid C19 full-height bays at each end. INTERIOR: largely mid C19 details, including an entrance hall with stained-glass screen, rear open-well stair with column balusters, curtail and wreathed rail, and plaster panels to the walls, modillion cornice, and marble surrounds to cast-iron fireplaces. Closely modelled on Clifton Hill House (qv), 1746-50."

The site is within the Clifton Conservation Area.

RELEVANT HISTORY

The site has been subject to a number of planning applications, the following are the most recent and relevant:

12/00052/F Residential conversion of existing Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works. - GRANTED subject to condition(s)

12/00053/LA Residential conversion of existing Grade II* Listed property to incorporate 6 No. houses with associated car parking and landscape works - GRANTED subject to condition(s)

12/02852/X Variation of condition 28 for planning permission 12/00052/F (Residential conversion of existing Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works.) - minor alterations to include insertion of a new window and amended internal layout. - GRANTED subject to condition(s)

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13/03857/LA Temporary removal of boundary wall to Mortimer Road, to allow access for development of consented scheme. - CANCELLED

13/04016/NMA Application for non-material amendment following the grant of planning permission 12/00052/F, which approved the residential conversion of the Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works - now proposed an addition of a steam room, removal of 20th century partitions (ground floor), reinstatement of doorway at first floor level and replacement of roof tiles with slate to central roof. – NMA AGREED

13/04091/LA Internal alterations to include a steam room, removal of 20th century partitions (ground floor), reinstatement of doorway at first floor level and replacement of roof tiles with slate to central roof. - GRANTED subject to condition(s)

14/02755/X Application for removal or variation of condition 24: Non Opening and Obscured Glazed Windows attached to planning permission 12/02852/X (Residential conversion of existing Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works). - GRANTED subject to condition(s)

14/05461/LA Revised design of bin/re-cycling storage and cycle parking, (bicycles secured to a standard Sheffield stand with bin area separated from bicycle area). Timber cladding changed to brickwork and roof finish changed to single ply from standing seam zinc (amendment to consent granted under app. no. 12/00053/LA). - GRANTED subject to condition(s)

14/05486/NMA Non-material amendment for planning permission 12/00052/F – Residential conversion of existing Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works - alterations to bin/recycling area and cycle parking. Replacement of timber cladding with reclaimed bricks. – NMA AGREED

14/05853/NMA Non-material amendment for planning permission 12/00052/F - (Residential conversion of existing Grade II* listed property to incorporate 6 no. houses with associated car parking and landscape works) - amendment of front and side roof overhang to now include Polyester powder box gutter. - NMA AGREED

APPLICATION

Both an application seeking full planning permission (17/05185/F) and an application for listed building consent (17/05186/LA) have been concurrently submitted for the proposed landscaping to the front and rear of Mortimer House and formation of a car park to the rear of Mortimer House and associated accesses.

The proposed development would seek to reinstate the curtilage to the front of Mortimer House to the original eighteenth century landscape layout. This would include a semi-circular carriageway, surrounded by landscaped areas with lawns and trees. The carriageway would be from constructed from bound Cotswold chippings with pennant stone at the entrance and exit onto Clifton Down Road.

Several mature trees and two groups of box trees would be planted to the front of the property. The existing laurel hedge adjacent to the Servant's House to the south would be maintained. The trees proposed include: Autumn Cherry; Magnolia; Oak; Tibetan Cherry; Sumac and English Holly.

The raised area to the rear of Mortimer House would be paved with Yorkstone pavements, with steps down to an area of parking for 10 cars. The parking spaces would be positioned at the western and eastern ends of the parking area. The area would be paved with "grasscrete". A footpath would run centrally through the car park and would be paved with Yorkstone pavements. Revised plans were

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submitted following comments from Cllr Clough regarding the accessibility of parking spaces with grasscrete. As a result, spaces 3 and 4, as marked on drawing 320B, would be reserved for disabled users and are proposed to be paved to enable easy access for wheelchair users.

Access to the car park would be created through the rubble stone boundary wall which runs to the north of the site along Mortimer Road. The access would be approximately 4 metres wide and would include stonework piers to match those used on the access to the Garden House. A timber sliding gate would be erected and a surface water drainage channel would be situated at the point of access.

Refuse and cycle stores would be positioned in the north east and south eastern corner of the car park respectively. The cycle store would include Sheffield stands for 9 bikes. 5 no. 660 litre bins would be stored within the refuse store. Further details of the cycle and refuse stores were provided by the applicant following a request from City Design Group's Conservation Officer. The stores would be constructed from red cedar timber and would have a grey roofing membrane.

An existing Cherry tree to the rear of the building has been removed prior to this application. This was confirmed by the Arboricultural Officer as acceptable within application 17/04339/VC; however tree replacement is sought to Bristol Tree Replacement Standards (BTRS).

New planting is proposed behind the boundary wall which runs along Mortimer Road to the rear of Mortimer House. This planting is to include: Jasmine; Ceonothus; Oak; Oleaster; Honeysuckle; Holly; Sumac, Viburnum and Sweet Box.

New planting is proposed along the boundary with the Garden House, to include: Rose; Lavender, Honeysuckle and Box. The existing trees along the boundary to the south at the rear of the property would be retained.

RESPONSE TO PUBLICITY AND CONSULTATION

PUBLIC COMMENTS

A total of 28 comments from 21 interested parties were received in response to the application. 28 of these comments made objections to the scheme. The following planning issues were raised:

- Concerns about the loss of green space to the rear of the building and the impact upon visual amenity.
- Concerns about the quantum of parking on-site.
- Concerns about traffic.
- Concerns about the safety of the proposed accesses.
- Concerns about the loss of a part of the wall.
- Objection to the loss of the tree onsite.
- Concerns about water drainage.
- Concerns about air and noise pollution.
- Concerns about the impact upon wildlife.

The application has been referred to Development Control Committee by Councillor O'Rourke.

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AMENITY GROUPS

One comment of support was received from the Clifton & Hotwells Improvement Society:

“The Society considers that the restoration of this historic frontage and the freeing of it from the unsightly clutter of parked vehicles will enhance the conservation area and represent a considerable Heritage gain for Clifton.”

One neutral comment was received from the Conservation Advisory Panel, Bristol:

“The Panel accepted the proposals provided the construction for grass to be planted under the parking areas was effective and that there was sufficient planting to screen the parked cars.”

EXTERNAL CONSULTTEES

Historic England – No objection

As per Schedule 4, paragraph (q) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, Historic England is a Statutory Consultee on applications involving alteration of a Grade I or II* Listed Building. Historic England has submitted the following statement in response to the proposals at Mortimer House:

“Mortimer House is an imposing building in a prominent position in Clifton Conservation Area. It remains on the national Heritage at Risk Register and we note that the approved works have been progressed, which will hopefully result in its full repair and removal of risk to its fabric. It is designated as Grade II*, and as such is in the top 8% of listed buildings.

Therefore, greater weight should be given to its conservation. The National Planning Policy Framework (NPPF) defines 'conservation' as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.

Following the previous approval for the substantial works and development (your ref: 16/03502/LA) we are pleased that the proposed parking provision is now provided away from the front of the house, as this will provide the opportunity to better reveal the significance of the formal front of the house which was clearly designed to be an imposing statement in the streetscape. The current application proposes details relating to the reinstatement of the original eighteenth century landscape layout to the front and the provision of new timber gates to access parking at the rear.

The reinstatement of the front garden to the layout evidenced on historic maps provided back to 1828 should be seen as a positive enhancement subject to the appropriate design of the new metal gates across the two points of entry. The design should be informed by the evidence available and/or appropriate precedents of historic metal gates surviving within the Conservation Area.

With regard to the proposed works at the rear to provide a new vehicular access off Mortimer Road this would involve the demolition of a section of boundary wall between two existing piers. It seems from map evidence that the position of this wall moved sometime after 1887, possibly in an effort to widen the highway. In terms of significance the existing wall is of medium significance, although its enclosure to the rear garden remains important. It would also appear that sections have been rebuilt more recently, judging by the coursing and grey cement mortar. The loss of a section of wall will impact upon the setting of the principal heritage asset, although if a quantum of off-road parking has already been conceded, this solution is preferable to the front of the building in heritage terms.

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Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to “have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses”. Section 72 of the act refers to the council’s need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties. When considering the current proposals, in line with Para 128 of the NPPF, the significance of the asset’s setting requires consideration. Para 132 states that in considering the impact of proposed development on significance great weight should be given to the asset’s conservation and that the more important the asset the greater the weight should be. It goes on to say that clear and convincing justification is needed if there is loss or harm.

Historic England has no objection to the applications on heritage grounds. We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 128 and 132. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) 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 conservation areas, and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.”

INTERNAL CONSULTTEES

City Design Group’s Conservation Officer (Surgery Item / Site Visit) – No objection.

The application provides an evidence-based assessment of how the rear garden is of little aesthetic and historic significance given its current state and the relocation, partial removal, and rebuilding of the boundary wall along Mortimer Road.

The proposal to return the curtilage to the front of the building to its original eighteenth century landscape layout is supported and considered to enhance the setting of the listed building and the Clifton Conservation Area. The landscaped elements to the rear of the building would enhance the character of the listed building.

Any harm to the setting of the rear of the listed building resulting from the relocation of the car park would be outweighed by the public benefit of preserving and enhancing the character of the building to the front and the wider Conservation Area, as per paragraph 134 of the National Planning Policy Framework.

The use of grasscrete is considered acceptable in order to ensure as much of the area’s character is retained, and the proposed replanting both to the front and the rear of the listed building is considered to enhance both its setting and that of the Conservation Area.

Further details should be provided of the cycle and refuse storage to preserve the setting of the listed building.

Further details and/ or precedent images should be provided of the proposed metal gates to the front of the building and all proposed paving materials. The stonework piers and timber gate should be of high quality to match the entrance to the Garden House onto Mortimer Road.

Transport Development Management (Surgery Item) – No objection.

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Parking is required on site as a result of Advice 1 attached to the decision for application ref. 16/03501/F, which states that “the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.”

Whilst the proposed level of parking is significantly less than the 18 allowed under the standards set out in Appendix 2 of the Site Allocations and Development Management Policies, the number of spaces is considered acceptable given the sustainable location of the development in close proximity to public transport and the Clifton Local Centre. 1 disabled parking space should be provided.

There would be sufficient visibility splays for those using the access onto Mortimer Road. The proposal for a one way system to the front of the building is supported in the interests of pedestrian and highway safety. This can be secured by condition as per Condition 10 of application ref. 16/03501/F.

The proposed cycle storage meets the requirements of Appendix 2 of the Site Allocations and Development Management Policies and considered acceptable.

The proposed number and position of storage for refuse is considered acceptable.

The proposed use of grasscrete is acceptable as it is a permeable material and would ensure that there would be no surface water discharge onto the highway. It is noted that a drain is proposed at the point of access onto Mortimer Road. The details of this should be secured by condition. An ACO drain or similar would be acceptable.

It appears that there may have been damage to the pavement as a result of the demolition of a portion of the wall to facilitate the construction of the garden house. Upon completion of the access, the vehicular crossover shall be made good and the footway reinstated. This should be secured by condition.

Pollution Control (Surgery Item) – no objection

The proposed level of parking is not considered significant enough to raise issues of air or noise pollution. This is considered the case as cars will, for the majority of the time, have their engines switched off and be parked.

Whilst concerns have been raised by neighbours at the adjacent Garden House, it is considered that the lack of windows or any other openings facing Mortimer House would protect residents from any pollutants.

It is considered that there would be no unacceptable harm to residential amenity through noise or air pollution.

Arboricultural Officer – no objection

In response to the application as originally submitted:

“An application was submitted to not place a tree regulation order (TRO) on the existing Cherry tree to the rear Mortimer House. This was considered acceptable given the state of the tree and it was considered to add little value to the street scene.

It is noted that this has now been removed to facilitate development and as such, BCC would seek to replace this tree as per the Bristol Tree Replacement Standard (BTRS) set out within Policy DM17 of the Site Allocations and Development Management Policies.”

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In response to the revised plans:

“The applicant has provided sufficient detail within plan 102/PA/01A (received 8 Jan 2018). The plans set out that 5 replacement trees would be required to mitigate the loss of the tree, however, the proposed plans show that a minimum of 7 trees of sufficient girth and appropriate type would be provided on site and would therefore exceed the requirements of Policy DM17.

The approved plans condition would be sufficient to secure the planting onsite.”

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

(A) IS THE IMPACT UPON DESIGNATED HERITAGE ASSETS ACCEPTABLE?

As per the advice of Historic England, the applications should be considered in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 66.1 that local authorities shall have 'special regard to the desirability of preserving the building or its setting' when considering proposals affecting listed buildings or their settings.

There are two designated heritage assets (as defined by the National Planning Policy Framework) of relevance to the applications for full planning permission and listed building consent; the Clifton Conservation Area and the Mortimer House listed building.

Paragraph 132 of the National Planning Policy Framework (NPPF) outlines 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

Paragraph 134 of the NPPF states:

“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.”

Policy BCS22 and Policy DM31 state that development proposals will safeguard or enhance assets such as listed buildings and the character and setting of Conservation Areas.

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Policy DM31 states that development in the vicinity of listed buildings will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Impact upon the setting of the Listed Building:

The proposed development would seek to reinstate the curtilage to the front of Mortimer House to the original eighteenth century landscape layout and transfer the parking permitted to the front of Mortimer House within application refs. 16/03501/F and 16/03502/LA to the rear of the building.

At present the area to the front of the building is boarded up, and consists of untended grassed areas and an area of parking. Permission was granted in 2016 for 6 car parking spaces to the front of the building.

The applicant has shown sufficient consideration of the significance of the designated heritage assets and has consulted the historic environment record within the Heritage Statement (Michael Heaton Heritage Consultants, 2017) as per the requirements of paragraph 128 of the NPPF. This has identified that Mortimer House was built in 1755 and sets out the original layouts of both the curtilage to the front and the rear of the building, and how alterations over time have impacted upon the setting of the listed building.

A semi-circular carriageway is proposed in the curtilage to the front of the building, surrounded by landscaped areas with grass and trees. This is acknowledged within the Heritage Statement and both BCC's Conservation Officer and Historic England as reflecting the original C.18th landscape layout to the front of Mortimer House. It is considered that the reinstatement of the carriageway and associated landscaping should be seen as a significant enhancement to the setting of the listed building.

In the interests of protecting and enhancing the setting of the listed building and the wider conservation area, a condition should be attached to any permission to provide further details of the proposed metal gates to the front of Mortimer House.

The curtilage to the rear of Mortimer House would consist of an area of car parking for 10 vehicles, surrounded by formal paved and landscaped areas. The parking spaces would be positioned at the western and eastern ends of the parking area. The area would be paved with "grasscrete". The area directly outside Mortimer House and central footpath would be paved with Yorkstone pavements.

It is considered that there would be less than substantial harm resulting from the relocation of the car park to the rear of the building. The proposed harm is considered less than substantial as the garden in its current state has little aesthetic value and the fact that the garden does not reflect its historic form having been subdivided for residential use (12/00052/F) and repositioned in the late C.19th.

This harm is considered to be outweighed by the public benefit of returning the curtilage to the front of Mortimer House to its C.18th form and the associated landscaping to both the front and the rear of the building to enhance the setting of the listed building, and would accord with paragraph 134 of the NPPF.

Access to the car park would be created through the rubble stone boundary wall which runs to the north of the site along Mortimer Road. The access would be approximately 4 metres wide and would include stonework piers to match those used on the access to the Garden House.

Following the advice from Historic England and the Conservation Officer, it is considered that the boundary wall is of medium to low historic significance given its movement in the late C.19th and its partial demolition and rebuild to facilitate the development of the Garden House. As a result, Historic England and the Conservation Officer have set out in their consultation responses that any harm to

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the setting of the listed building resulting from locating the car park to the rear of Mortimer House would be outweighed as this solution is considered preferable to the front of the building in heritage terms.

Impact upon the setting of the Clifton Conservation Area:

As set out within Historic England's response to the application, Mortimer House is situated in a prominent position within the Clifton Conservation Area, fronting onto Clifton Down Road; one of the main roads in Clifton, lined with a number of listed buildings.

The proposed car park to the rear of the building would largely be obscured by planting and the boundary wall along Mortimer Road, and as such there would be limited views from the Conservation Area. The proposal to use grasscrete would further reduce the visual impact of the proposed car park.

It is considered that the proposed relocation of the car park would better reveal the significance of the formal front of the building and enhance its character as an imposing statement in the streetscape along Clifton Down Road.

Conclusion

It is concluded that any harm to the character of the listed building and the Clifton Conservation Area would be limited due to the lack of prominence of the car park, which would be situated behind the boundary wall along Mortimer Road, the proposed timber gate and a number of mature trees and shrubs. Any harm resulting from the relocation of the car park would be outweighed by the benefits of returning the curtilage to the front of Mortimer House to its C.18th layout with associated landscaping.

As such, the proposals are considered to enhance the character of the listed building and the Clifton Conservation Area accord with Policy BCS22, Policy DM31 and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(B) IS THE IMPACT OF THE PROPOSED DEVELOPMENT UPON TRANSPORT AND HIGHWAYS ACCEPTABLE?

Policy BCS10 states that developments should be designed and located to ensure the provision of safe streets. Development should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

Policy DM23 of the Site Allocations and Development Management Policies outlines that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access onto the highway network.

The proposed development would consist of a car park with 10 spaces for vehicles to the rear of the listed building, with two separate stores for cycles and bins. The carriageway to the front of the building would be reinstated, with a one-way system implemented solely for the use of vehicles for drop-off.

A new access is proposed through the boundary wall to the rear of the building along Mortimer Road. This access would be 4 metres wide, and would include a sliding timber gate.

Parking is required on site as a result of Advice 1 attached to the decision for application ref. 16/03501/F, which states that "the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits."

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In response to consultation, Transport Development Management (TDM) stated that the number of spaces, whilst less than the maximum standards with Appendix 2 of the Site Allocations and Development Management Policies, is considered acceptable given the sustainable location of the development in close proximity to public transport and the Clifton Local Centre.

In response to comments from TDM, 2 disabled parking spaces have been included within the plans.

TDM stated that the proposed access onto Mortimer Road would allow sufficient visibility and for safe access and egress. The proposed vehicular crossover should be made good and the applicant should enter into an agreement with the highway authority to carry out these works. An advice should be attached to any permission to set out this requirement.

The proposal for a one way system to the front of the building is supported in the interests of pedestrian and highway safety. This should be secured by condition.

The proposed cycle storage meets the requirements of Appendix 2 of the Site Allocations and Development Management Policies and considered acceptable.

The proposed storage for refuse is considered acceptable.

The proposed use of grasscrete is acceptable as it is a permeable material and would ensure that there would be no surface water discharge onto the highway. Details of the drainage channel at the point of access onto Mortimer Road should be secured by condition.

In conclusion, given that the proposed development would be situated within a walkable area in close proximity to local shops and services and on a high-frequency bus route, the number of proposed car parking spaces is considered acceptable, as are the proposed solutions for cycle and bin storage.

The proposed accesses onto Clifton Down Road and Mortimer Road are acceptable in terms of pedestrian and highway safety.

It is considered that the proposed development is acceptable in terms of impact upon transport and highways, subject to conditions.

(C) WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY?

Policy BCS21 states that new development should safeguard the amenity of existing development.

Policy DM30 states that proposals should not prejudice the existing and future development potential of adjoining sites.

As a result of concerns raised by neighbours, consultation was sought with Bristol City Council's Pollution Control team to assess the likely impact the proposed car parking would have on residential amenity.

In response to consultation, Pollution Control set out that the proposed level of parking is not considered significant enough to raise issues of air or noise pollution.

Whilst concerns have been raised by neighbours at the adjacent Garden House, it is considered that the lack of windows or any other openings facing Mortimer House would protect residents from any pollutants.

In conclusion, the proposed development is acceptable in terms of its impact on residential amenity.

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(D) IS THE IMPACT UPON TREES ACCEPTABLE?

Policy BCS9 states that individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required.

Further to this, Policy BCS9 sets out that Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size.

Policy DM15 states that the provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.

Policy DM17 sets out that where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided, in accordance with the tree compensation standard.

The proposed development would include the following mature or semi-mature trees: 3 no. oak; 1 no. magnolia; 3 no. cherry; and 2 no. holly. A number of other climbers, large shrubs and shrub beds are proposed throughout the site.

The existing Cherry tree to the rear of the site was removed following application ref. 17/04339/VC, which determined that the tree was mediocre in stature and form and was at risk of causing damage to the boundary wall on Mortimer Road.

As this was undertaken within the 12 months prior to these applications, BCC is able to require mitigation via the tree replacement standard set out in Policy DM17. The applicant has demonstrated that the tree was of a size to warrant replacement with 5 trees.

7 trees of sufficient girth are proposed to meet, and would in fact exceed, the requirements of the Bristol Tree Replacement Standard and accord with Policy DM17. The proposed type, position and size of these trees are considered acceptable and no objections were raised by BCC's Arboricultural Officer.

The proposed landscaping set out within drawing 102/PA/01A is considered to enhance the character of the area, and would increase the number of trees and shrubs on site.

It is considered that the proposal is acceptable in terms of its impact upon trees and the proposals would enhance the visual amenity of the area.

CONCLUSION

The proposed development would not cause any unacceptable harm to the designated heritage assets or their setting. The proposed parking solutions are acceptable and there would be no detrimental impacts upon the highway. It is anticipated that there would be no unacceptable impacts upon residential amenity. The proposals for replacement trees and landscaping are considered acceptable.

The applications for planning permission and listed building consent are both recommended for approval subject to conditions.

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Application Ref. No. 17/05185/F

RECOMMENDED GRANT subject to condition(s)

Time limits 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. Further details of drainage

Prior to commencement of the relevant elements, further details of the proposed drainage channels on-site shall be submitted to the Local Authority and approved in writing. These shall show all proposed materials. The works shall be built-out in accordance with the approved drawings.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

Pre occupation condition(s)

3. Completion of Vehicular Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

4. 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.

5. 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.

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6. 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, except on the day of collection.

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.

Post occupation management

7. Protection of parking and servicing provision

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

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

8. One way system

A one-way system shall be in operation on the driveway to the front of the property.

Reason: In order to ensure safe vehicular entry and egress.

List of approved plans

9. 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.

501A boundary wall as existing, received 18 September 2017
503B boundary wall as proposed, received 18 September 2017
102/PA/01A tree and planting proposals, received 8 January 2018
225D proposed east and west elevations, received 18 September 2017
Heritage statement, received 18 September 2017
Transport note, received 18 September 2017
Boundary wall photos, received 18 September 2017
215A Existing east and west elevations, received 25 September 2017
322B Revised proposed cycle and bin stores, received 8 January 2018
320C Revised proposed site plan, received 8 January 2018

Reason: For the avoidance of doubt.

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Application No. 17/05185/F and 17/05186/LA: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

Application Ref. No. 17/05186/LA

RECOMMENDED GRANT subject to condition(s)

Time limits for commencement of development

1. Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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 Purchase Act 2004.

Pre commencement condition(s)

2. Further details of front entry gates; before relevant element started

Prior to commencement of the relevant elements, detailed drawings of the proposed new vehicle and pedestrian gates to Clifton Down Road and King's Road at an appropriate scale shall be submitted to the Local Authority (in consultation with Historic England) and approved in writing. The works shall be built-out in accordance with the approved drawings.

Reason: In the interests of preserving the setting of the listed building and the character and appearance of the conservation area.

3. Further details of the landscaping to the rear; before relevant element started

Prior to commencement of the relevant elements, detailed drawings showing the proposed retaining walls and steps within the rear garden, an appropriate scale, shall be submitted to the Local Authority and approved in writing. These shall show all proposed materials. The works shall be built-out in accordance with the approved drawings.

Reason: In the interests of preserving the setting of the listed building and the character and appearance of the conservation area.

4. Further details of the Mortimer Road access

Prior to commencement of the relevant elements, detailed drawings showing the proposed timber gate, method of fixing and details of the stonework piers, at an appropriate scale, shall be submitted to the Local Authority and approved in writing. These shall show all proposed materials. The works shall be built-out in accordance with the approved drawings.

Reason: In the interests of preserving the setting of the listed building and the character and appearance of the conservation area.

List of approved plans

5. 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.

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Application No. 17/05185/F and 17/05186/LA: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

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322B Revised proposed cycle and bin stores, received 8 January 2018
320C Revised proposed site plan, received 8 January 2018

Reason: For the avoidance of doubt.

Advices:

1. Minor works on the Public Highway

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s184 or s278 of the Highways Act 1980 with the Council. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works. You should contact the Highways Asset Management Team on 0117 9222100