

WARD: Clifton

CONTACT OFFICER: Alex Hawtin

SITE ADDRESS: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

APPLICATION NO: 18/01374/F &
18/01375/LAFull Planning
Listed Building Consent (Alter/Extend)

DETERMINATION DEADLINE: 18 July 2018

DEADLINE:

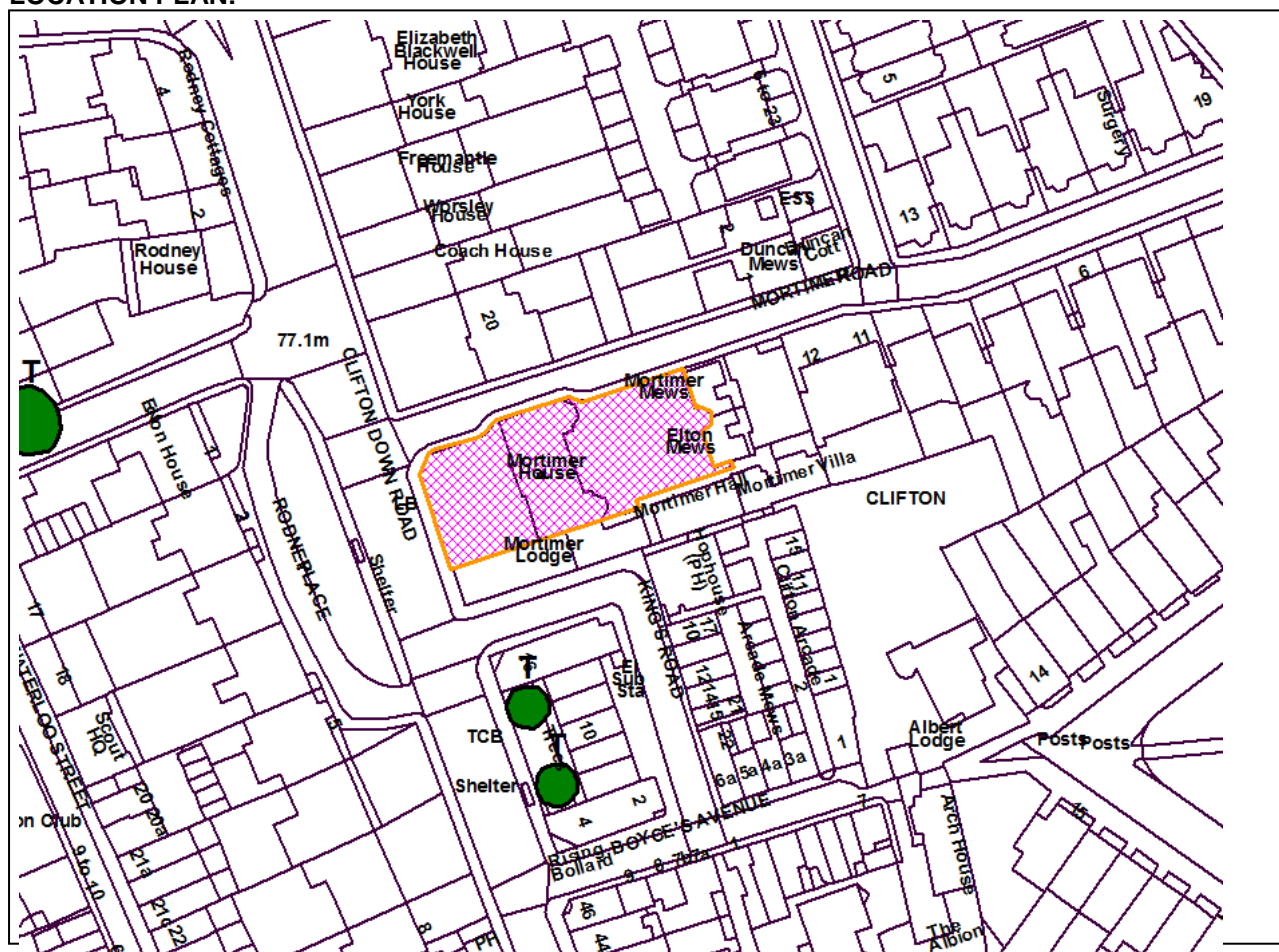
Proposed landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: BBA Architects Ltd
Henrietta Mews
Bath
BA2 6LR

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 – 11 July 2018**Application No. 18/01374/F & 18/01375/LA: Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE****BACKGROUND**

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.

The site is within the Clifton Conservation Area.

In 2016, applications for change of use of the care home to an office with six car parking spaces to the front of Mortimer House were permitted (16/03501/F and 16/03502/LA). The internal works have largely been completed.

In January 2018, a decision was made by Development Control (DC) Committee B to refuse an application seeking full planning permission (17/05185/F) and an application for Listed Building consent (17/05186/LA) for landscaping and the formation of a car park to the rear of Mortimer House. The applications were refused for the following reasons:

The proposed car park to the rear of Mortimer House would cause harm to the historic appearance of the Listed Building and its setting through a loss of visual amenity and the garden's verdant character. As such, the proposed development would be contrary to the section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, Bristol Core Strategy Policies BCS21 (Quality Urban Design) and BCS22 (Conservation and the Historic Environment), and Policies DM26 (Local Character & Distinctiveness) and DM31 (Heritage Assets) of the Site Allocations and Development Management Policies.

The proposed level of car parking is unjustified given the highly sustainable location of Mortimer House, and the proposed development would encourage car use to the contrary to the transport user priorities set out within Bristol Core Strategy Policy BCS10 (Transport and Access Improvements).

In response to this decision, both an application seeking full planning permission (18/01374/F) and an application for Listed Building consent (18/01375/LA) have been submitted for proposals including landscaping to the front and rear of Mortimer House, the formation of a car park to the rear of Mortimer House and an access through the boundary wall with Mortimer Road.

In comparison with the application refused in January 2018:

- The level of car parking proposed has been reduced to 8 spaces. The applicant has removed two car parking spaces to the rear.
- Two additional areas of planting are proposed at the eastern end of the garden adjacent to the Garden House. These areas would include box plants, lavender and laburnum trees.

The rest of the proposed development would remain as proposed within the previous application and is summarised below.

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

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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 paviours. The parking area would be paved with "grasscrete", with two accessible parking spaces (3 and 4, as marked on plan 320 rev H) being paved with Yorkstone paviours.

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, replacement tree planting is sought to in line with the 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.

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

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car parking and landscape works.) - minor alterations to include insertion of a new window and amended internal layout. - GRANTED subject to condition(s)

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)

14/05461/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)

16/03501/F - Change of use to from care home to office (Use Class B1), associated car parking and landscaping works. – GRANTED subject to condition(s)

16/03502/LA - Proposed internal and external works in relation to conversion of property to office. - GRANTED subject to condition(s)

17/05185/F - 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. - REFUSED

17/05186/LA - Proposed landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate. - REFUSED

RESPONSE TO PUBLICITY AND CONSULTATION

PUBLIC COMMENTS

In total, 30 comments have been received from 24 interested parties in response to the applications.

Of the 30 comments, 26 were comments made in objection to the scheme. The following issues were raised:

- Concerns over air and noise pollution.
- Concerns about water drainage.
- Concerns about a precedent being set for car parking development in rear gardens.
- Concerns over the policing of parking bays regarding time and usage restrictions.
- Concerns regarding the level of car parking.
- Concerns about traffic on Mortimer Road.
- Concerns over the safety of the proposed access to the scheme.
- Concerns over environmental and ecological impact.
- Concerns about impact upon heritage assets.

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- Concerns over the loss of part of the garden wall.
- Concerns over the loss of on-street parking spaces.

1 comment was neutral in its nature. The following issue was raised:

- Restoration of the front garden and moving parking to the rear of the property will restore heritage features and more appropriate to the area than front garden parking.

3 comments were made in support of the scheme. The following comments were made:

- The restoration of the front garden and moving parking to the rear of the property will restore heritage features and more appropriate to the area than front garden parking.
- The scheme adds more parking to an area where street parking is at a premium.

COUNCILLOR REFERRAL

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

AMENITY GROUPS

Conservation Advisory Panel - Neutral

"The Panel understood the proposals to consist of reinstating the carriage sweep and removing all car parking at the front and creating car parking spaces for 10 cars in the rear garden. The Design, Access and Heritage Statement showed a plan of 1828 but it was pointed out that there was an earlier report by Dr Roger Leech for Cultural Heritage Services which included an earlier plan of c.1750 showing the front garden merely as 'court', a potentially useful reference.

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."

The Clifton & Hotwells Improvement Society - Support

"The Society is pleased to note that the 2 parking spaces at the front of the house have now been removed from the proposals, this enables CHIS fully to support this application.

It must make sense to utilise this small patch of land behind the house to get cars off the street in an area of Clifton where parking is already extremely difficult, especially as excellent landscaping is proposed and the parked vehicles will be hidden from view.

It is a conservation gain to restore the front garden to its original state, ensuring the enhancement not only of the façade of this magnificent house but also this key part of the conservation area situated opposite the bus stop where visitors to Clifton and the suspension bridge first arrive."

EXTERNAL CONSULTEES

Historic England – No objection

"The amended proposals have removed the two parking spaces at the front of Mortimer House, restricting parking solely to the rear. If the faithful restoration of the front garden can

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be properly secured with the evidence already submitted and a historically accurate planting scheme, we advise that this would be provide sufficient heritage benefits, outweighing the harm that we have already identified as a result of parking to the rear. In this particular case, we would be happy to provide additional specialist advice on the details of the garden restoration at the front, assuming this would be subject to conditions in the event of an approval.

The updated Transport Note confirms that the front would only be used for drop off/pick up. We would emphasise that in the event of the current application being approved, appropriate controls should be put in place that will preclude any parking in the front garden.”

Recommendation

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 128 and 132. In determining this application you should bear in mind the statutory duty of section 16(2) 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 and 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.”

INTERNAL CONSULTEES

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

“CDG’s position reflects that of Historic England and the previous application. In summary, 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.

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.

Conditions should be attached to any permission to secure further details of the proposed metal gates and all proposed paving materials.”

Transport Development Management (Surgery Item) – No objection.

“Given the reduction in the level of parking, our advice remains the same as within application 17/05185/F.

The level of car parking has been further reduced to 8 spaces. This is less than half the 18 spaces allowed under the Parking Standards Schedule of Appendix 2 of the Site Allocations and Development Management Policies. The level is considered acceptable given the sustainable location of the application site.”

To recap, the advice of the previous application is set out below.

“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

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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 – No objection

“As set out in our previous comments on application 17/05185/F, we feel it would be hard to show that there will be any significant impact on the health or quality of life of the adjoining residents from noise from the use of the car park. Any impacts upon neighbouring properties would be reduced given the reduction in the level of car parking.

The noise and pollution impacts of development are considered acceptable.”

Arboricultural Officer – No objection

“An application was submitted back in 2017 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.

Bristol Tree Replacement Standards (BTRS) 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 9 trees of sufficient girth and appropriate type would be provided on site and would therefore exceed the requirements of Policy DM17. The proposed development is acceptable in terms of impact upon trees.”

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.

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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 Grade II* 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.

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 building

The proposed development would seek to reinstate the curtilage to the front of Mortimer House to the original eighteenth century 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, albeit with 8 car parking spaces, rather than 6.

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 Grade II* Listed Building.

In the interests of protecting and enhancing the setting of the Listed Building and the wider conservation area, a condition has been included to request further details of the proposed metal gates to the front of Mortimer House. An informative indicating the offer of specialist

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advice from Historic England to ensure the appropriate restoration of the curtilage to the front of the Listed Building would be attached to any permission.

The revised scheme to the rear of the building would reduce the total number of spaces proposed from ten to eight, and increase the areas of formal landscaping. The car park, with the exception of two disabled spaces, would be paved with grasscrete.

The removal of two car parking spaces and the introduction of further formal landscaping is considered to lessen the impact of the car parking upon the setting of the Listed Building, and whilst there remains some less than substantial harm caused by the introduction of the car park, this is outweighed by the public benefits of restoring the curtilage to the front of the Listed Building to its original C.18th layout. As such, it is considered the proposed development would accord with paragraph 134 of the NPPF and Policy DM31.

Impact upon the setting of the Clifton Conservation Area:

Mortimer House is located in a prominent position within the Clifton Conservation Area on Clifton Down Road. The curtilage to the front of the building is widely visible from the public realm and it has an important role in defining the street scene on Clifton Down Road and the wider Conservation Area.

In contrast, the garden to the rear of the building is obscured by a boundary wall along Mortimer Road, and would remain behind a wooden gate similar to the one approved at the Garden House and at Duncan Mews, and therefore makes a limited contribution to the setting of the Conservation Area.

The proposed landscaping, both to the front and the rear of the building, would enhance the character of the Conservation Area. Approximately 20 mature trees are proposed across the site. The 2016 approved scheme, by comparison, would only provide two new trees along the boundary with Mortimer Road, and three to the front of the building.

As such, the proposed development is considered to enhance the character of the Conservation Area.

Conclusion

It is concluded that by reducing the number of car parking spaces to the rear of Mortimer House from 10 to eight, the proposed development would result in less than substantial harm to the setting of the Listed Building when compared with the scheme refused by DC Committee B in January 2018. This is outweighed by the public benefits of returning the curtilage to the front of Mortimer House to its original C18th layout, and should be noted as a significant improvement to the scheme approved in 2016.

The proposals are considered to enhance the character of the Listed Building and the Clifton Conservation Area, and 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

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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 to the rear of the Listed Buildings with 8 car parking spaces. Two separate stores are proposed for the storage of cycles and bins. The car park would be constructed in grasscrete, with disabled spaces paved in Yorkstone pavements.

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.

The carriageway to the front of the building would be reinstated, with a one-way system proposed to include access at the corner of Clifton Down Road with Mortimer Road, and egress further south on Clifton Down Road.

In response to consultation, TDM set out that the level of parking has been further reduced to 8 spaces. This is less than half the 18 spaces allowed under the Parking Standards Schedule of Appendix 2 of the Site Allocations and Development Management Policies. These car parking standards are 'maximum provision'. The 8 spaces proposed are considered an acceptable level of parking given the sustainable location of the application site.

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

The proposed access would be similar to the access to the four dwellings at the Garden House, and the access to Duncan Mews opposite, however it would be wider than both and would therefore providing users with greater visibility.

The proposal for a one way system to the front of the building is supported in the interests of pedestrian and highway safety. This would 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.

In conclusion, the proposed level of parking has been reduced to address the concerns of DC Committee B and is considered to be an appropriate level given its location and the amount of development proposed. It should be noted that the level of parking is only slightly higher than the quantum of six car parking spaces approved within the applications 16/03501/F and 16/03502/LA.

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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.

The application proposes eight car parking spaces in a predominantly residential area. Concerns were raised by neighbours about the potential impacts of the development in terms of air and noise pollution.

Pollution Control was consulted to assess the likely impact of the proposed car park upon residential amenity.

The assessment concluded that it would be hard to show that there will be any significant impact on the health or quality of life of the adjoining residents from noise from the use of the car park. Any impacts upon neighbouring properties would be reduced given the reduction in the level of car parking and additional planting provided in comparison to the previously refused scheme.

There would be no impacts upon the Garden House given that it has no windows or openings facing Mortimer House. The Servant's House to the south of the garden would be screened from pollution by boundary fencing, large trees and proposed additional planting along this boundary.

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

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: 2 no. laburnum, 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.

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Further planting is proposed within the revised application. This would include 24 no. rosemary bushes, 112 no. box plants, and 48 no. lavender, situated in the eastern part of the site. This is in addition to the 2 no. laburnum set out above.

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.

In the revised application, 9 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, planting 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 level and location of parking is acceptable and there would be no detrimental impacts upon the highway. Taking into consideration the removal of 2 car parking spaces and the proposals for replacement trees and additional landscaping it is considered that there would be no unacceptable impacts upon residential amenity.

Whilst there have been a number of public objections, the main issues raised have been considered within this report and none of the issues raised are considered to warrant refusal of the applications. The external and internal consultees to the applications raise no objection to the revised proposals for this site.

The applications for planning permission and Listed Building consent are both recommended for approval subject to conditions.

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Application Ref. No. 18/01374/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. Installation of vehicle crossover – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the vehicular crossover(s) has been installed and the footway has been reinstated in accordance with the approved plans.

Reason: In the interests of pedestrian safety and accessibility

5. 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

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

6. 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.

7. 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

8. 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.

9. One way system

A one-way system shall be in operation on the driveway to the front of the property in accordance with approved plan 320 H (Proposed site plan, received 14 May 2018).

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

List of approved plans

10. 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.

102/PA/01C Proposed Tree and planting proposals, received 14 May 2018
215 Existing east and west elevation, received 14 March 2018

Development Control Committee B – 11 July 2018

**Application No. 18/01374/F & 18/01375/LA: Mortimer House Nursing Home Clifton
Down Road Bristol BS8 4AE**

225 Proposed east and west elevations, received 14 March 2018
320 H Proposed site plan, received 14 May 2018
501 Existing elevation, received 14 March 2018
503 B Proposed elevation, received 14 May 2018
Ecological Appraisal, received 14 March 2018
Heritage statement, received 14 March 2018
Heritage statement, received 14 March 2018
Transport Note, received 14 March 2018
Design and access statement, received 14 March 2018
3D Visualisation, received 4 June 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

Development Control Committee B – 11 July 2018
Application No. 18/01374/F & 18/01375/LA: Mortimer House Nursing Home Clifton
Down Road Bristol BS8 4AE

Application Ref. No. 18/01375/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.

Development Control Committee B – 11 July 2018

**Application No. 18/01374/F & 18/01375/LA: Mortimer House Nursing Home Clifton
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Transport Note, received 14 March 2018

Design and access statement, received 14 March 2018

3D Visualisation, received 4 June 2018

Reason: For the avoidance of doubt.

Advices

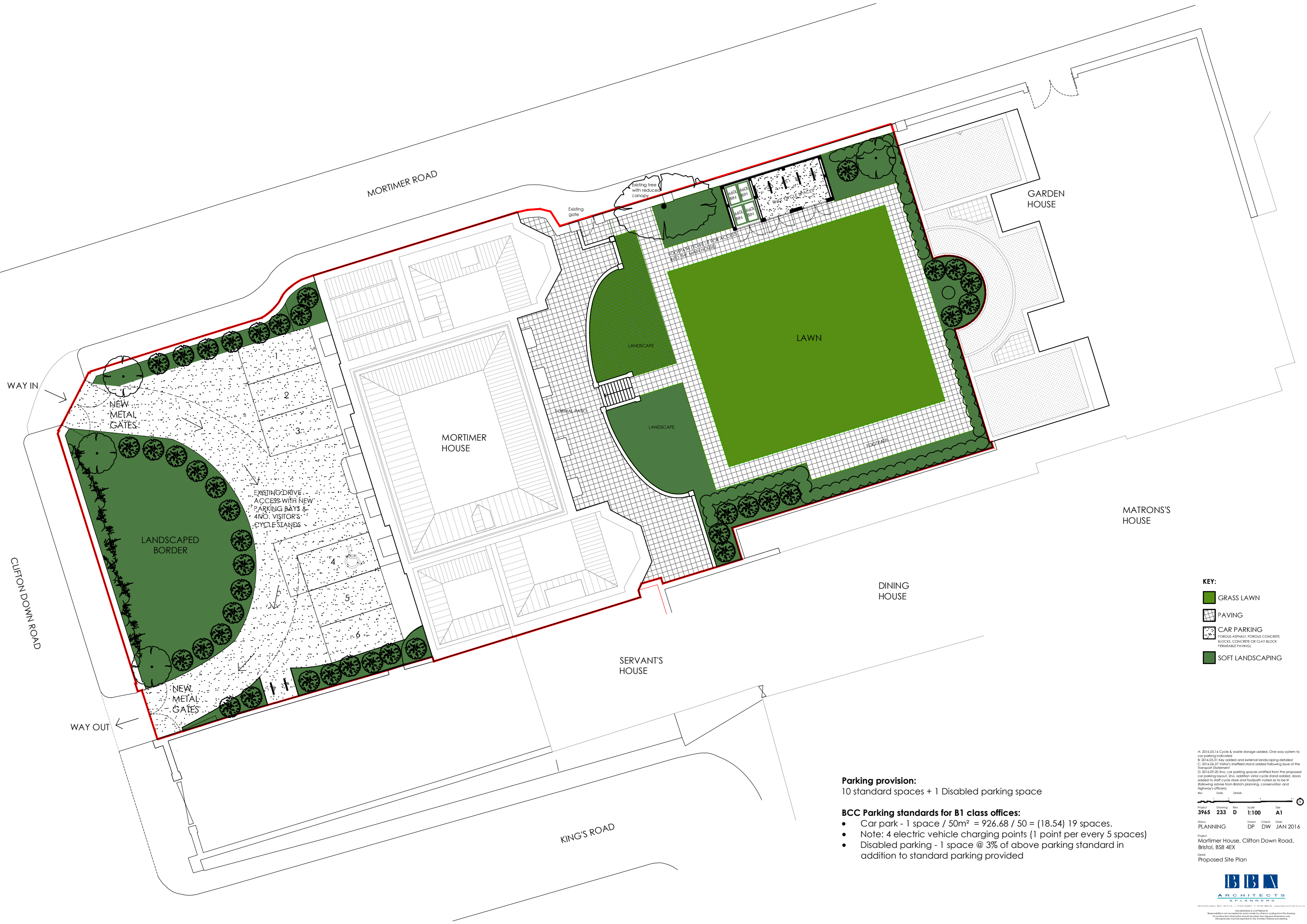
1. Historic England Advice

The applicant should seek specialist advice from Historic England to ensure the appropriate restoration of the curtilage to the front of the Listed Building.

Supporting Documents

2. Mortimer House Nursing Home, Clifton Down Road

1. 2016 Approved scheme
2. January 2018 Refused scheme
3. Proposed site plan
4. 3D Visualisation
5. Landscaping plan
6. Relationships with adjacent buildings
7. Access along Mortimer Road
8. Arboriculture Officer report



Parking provision:

10 standard spaces + 1 Disabled parking space

BCC Parking standards for B1 class offices:

- Car park - 1 space / 50m² = 926.68 / 50 = (18.54) 19 spaces.
- Note: 4 electric vehicle charging points (1 point per every 5 spaces)
- Disabled parking - 1 space @ 3% of above parking standard in addition to standard parking provided

KEY:

- GRASS LAWN
- PAVING
- CAR PARKING
POROUS ASPHALT, POROUS CONCRETE
BLOCKS, CONCRETE OR CLAY BLOCK
PERMEABLE PAVING
- SOFT LANDSCAPING

A: 2014.05.16 Cycle & waste storage added. One way system to car parking indicated.
B: 2014.05.31 Key added and external landscaping detailed.
C: 2014.06.27 Visitor's shelter stand added following issue of the Transport Statement.
D: 2014.09.20 5no. car parking spaces omitted from the proposed car parking layout. 2no. additional visitor cycle stand added, door added to staff cycle store and footpath noted as to be lit (following advice from Bristol's planning, conservation and highway's officers).
Rev Date Details
3965 233 D 1:100 A1

Project: 3965
Drawing: 233
Rev: D
Scale: 1:100
Site: A1
Status: PLANNING
Drawn: DP
Check: DW
Date: JAN 2016

Project: Mortimer House, Clifton Down Road, Bristol, BS8 4EX
Client: Proposed Site Plan



LEGEND

- Bound Cotwold Chippings Gravel
- Grasscrete
- Yorkstone Pavious
- Yorkstone Setts
- Grassed Area
- Shrub Planting
- Box Hedge Shrub Planting
- Tree Removed
- Proposed Tree
- Site Boundary

Rev	Date	Details	Scale	Size
3965	320	C	1:100	A1
Project	3965	320	C	1:100
Drawn	MM	JT	21.12.2017	
Check				
Date				
Project	Mortimer House, Clifton Down Road, Bristol, BS8 4EX			
Detail	Proposed Site Plan			



Responsible for the design and construction of the site plan. All construction information should be taken from the approved drawings only. Discrepancies must be reported to the Architect before proceeding.



Level access to be provided through the gated entrance; the existing step is to be removed and the parking area, including the accessible path, is to be graded accordingly

Tree removed; refer to the Landscape Architects drawing 102/PA/01A for tree replacement calculations and species information

Surface water drainage channel

New sliding timber gate

Bin store; refer to drawing 3965/322B for further detail

Bike store; refer to drawing 3965/322B for further detail

- LEGEND**
- Bound Cotwold Chippings Gravel
 - Grasscrete
 - Yorkstone Pavious
 - Yorkstone Setts
 - Grassed Area
 - Shrub Planting
 - Box Hedge Shrub Planting
 - Tree Removed
 - Proposed Tree
 - Site Boundary

Rev: 1 Date: 2 Details: 3

Project	Drawing	Rev	Scale	Date
3965	320	H	1:100	A1

Drawn: CONSTRUCTION MM JT 21.12.2017

Project: Mortimer House, Clifton Down Road, Bristol, BS8 4EX

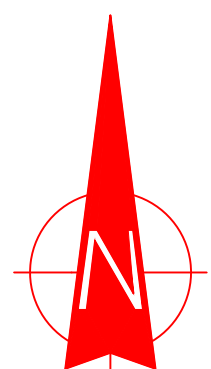
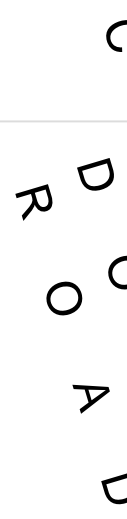
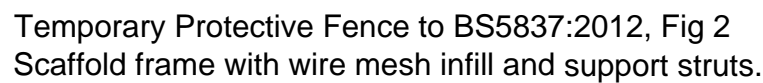
Detail: Proposed Site Plan

B B A
ARCHITECTS
& PLANNERS

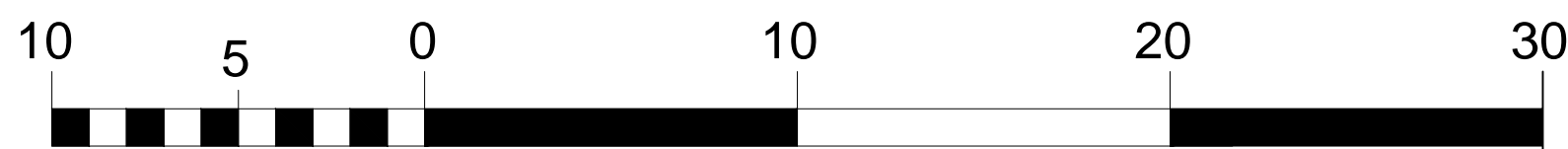
Notwithstanding to not be used for any other purpose than for which it was intended. All construction information should be taken from the approved drawings only. Discrepancies must be reported to the Architect before proceeding.



3965 - Mortimer House, Clifton Down Road, Bristol
Aerial View 01



LANDSCAPE PROPOSALS scale 1:200



- NOTES**
- Drawing based on survey information provided by others.
 - Refer to Architect/Engineers drawings for details of proposed buildings, foundations, levels, services, hard surfaces, boundary treatments, parking provision, gates and visibility splays.
 - Building foundations to be in accordance with NHBC Guidelines Chapter 4.2.
 - All tree works to be carried out in accordance with BS3998:2010 Tree Work by a registered and fully insured arboriculturalist.

PLANT SCHEDULE. All to BS9396 Part 1 from:			
STRUCTURE TREES: Container grown 80L Airpot if planted outside the recognised planting season (Nov. - end March). All trees in communal areas planted with irrigation system and root barrier. Min distance from back of road 80d Kerb & from back of footpath 1M. Trees in lawn planted with 1.2M diameter bare earth circle with bark mulch. All with double stake and rubber ties.			
		common name	size
PV	labyrinthum anagroydes Vossii	(labyrinthum)	EHS 14-16cm 4.25-4.5M
P	Prunus padus	(Bird cherry)	EHS 14-16cm 4.25-4.5M
P	Prunus padus	(Peeling bark cherry)	HS 12-14cm 3-3.5M
Psa	Prunus subsericea Autumnalis	(Autumn fling cherry)	HS 12-14cm 3-3.5M
Q	Quercus ilex (2No. box hedged)	(Evergreen oak)	Semi-Mature 20-25mm 5M
SPECIMEN SHRUBS: Container grown/Rootballed			
Box	Boxus sempervirens	(Box ball)	15, 400mm dia
L	Laurus nobilis	(Bay pyramind)	15L 1.2-1.3M
H	Hile aquofolium J C Van Toll	(Holly)	30L1.5-1.75M
M	Magnolia acuminata	(Cucumber tree)	30L 1.2-1.5M
Ri	Rosa luphina	(Smutch)	15L 1.2-1.5M
Sy	Syringa vulgaris Charles Joly	(Lilac, purple)	15L 1.2-1.5M
Tb	Taxa baccata	(Yew pyramind)	15L 1.2-1.5M
VoR	Viburnum opulus Roseum	(Guelder rose)	12L 1.2-1.5M
Vt	Viburnum lirus Euse Pice	(Launstrutius)	15, 600-900mm
ORNAMENTAL HEDGES: Supply and plant in staggered rows No/Sq.M			
AJ	Aucuba japonica Cronotifolia	(Spotted laurel)	12L 0.8-1.0 M 2
Box	Boxus sempervirens Suffruticosa	(Box hedge)	3L 260-300mm 3
R	Rosemarinus officinalis Severn Saxes	(Rosemary)	3L 300-450mm 5
ORNAMENTAL SHRUBS: 3 sq. breaks from the base. Container grown if planted outside the recognised bare root season.No./sq.M			
CIR	Ceanothus thrys Repens	(California lilac)	3L 300-450mm 3
Csp	Cistus Silver Pink	(Rock rose)	3L 300-450mm 3
C	Cornicola Citrina	(Bastard senna)	3L 300-450mm 3
LI	Ligustrum Limelight	(Vargated Oleaster)	3L 260-300mm 3
LH	Lavandula ciliatior Aureum	(Lavender)	15L 450-600mm 5
PA	Philadelphus coronarius Aureum	(mout orange)	3L 450-600mm 3
Pt	Potentilla fruticosa		3L 300-450mm 4
R	Rosa canitifica Chapeau de Napoleon	(Shrub rose, pink)	3L 450-600mm 3
RV	Rosa damasc. Versicolor	(York/Lancaster rose)	4L 450-600mm 4
R	Rubus odoratus	(Flowering raspberry)	3L 300-450mm 5
Sc	Sarcocodra confusa	(Christmas box)	3L 300-450mm 3
CLIMBERS: Plants with support cane 450mm from wall. Include for provision of line wire support. 3 strands of galvanised wire 450mm apart x 2m length secured tight to vine eyes.			
CN	Clematis montana	(Clematis)	3L 750-900mm 3
J	Jasminum officinalis	(white jasmine)	3L 750-900mm 3
LA	Lonicera periclymenum Serotina	(Honeysuckle)	3L 750-900mm 3
LP	Lonicera x americana	(Evergreen honeysuckle)	3L 750-900mm 3

OUTLINE PLANTING SPECIFICATION

EXISTING TREES AND HEDGES TO BE RETAINED. Protect to BS5837:2012 Fig 2 using 2.0M scaffold frame with welded mesh panels firmly secured to prevent movement and access within. Setting out dimensions as indicated. The protected area shall be regarded as sacrosanct. No construction access, excavations, materials stored or change in level within, no toxic materials allowed to run through the protected area (including cement/concrete and paint washings). Retain intact throughout the contract period. Remove at Completion.

SERVICES; No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

SUBSOIL. Rip to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

TOPSOIL: Existing topsoil to be stripped and stored in stockpiles on site for use. Stockpiles to be 2M ht. max. Location to be agreed. Keep free of perennial weeds by appropriate means. All imported topsoil to comply with BS 3882:2015. All stored topsoil to be stored graded and free from perennial weed roots, builders rubble/waste, toxic materials and contamination. Supply and spread by loose topsoil to the following depths:

- Tree pits 1.2 x 1.2m x 900mm deep incorporating 25L compost.
- Ornamental shrubs/hedgesrow - 400mm deep.
- Grass (Turf) - 100mm deep.

Lightly firm in 150mm layers without compacting, incorporating 25L, or compost or well rotted manure. Grade to an even surface and marry in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb.

Grass: Once instructed to start, remove all debris with removing all stones over 50mm that come to the surface. Allow to settle and make good deficiencies, humps and hollows. Remove any weeds before planting.

TURF - FRONT GARDEN. Ref Rowlawn 'Medallion or similar. Cultivate to a fine tilth, grade, marry in with adjacent areas and remove all stones and rubble over 25mm dia. Water during periods of drought to avoid shrinkage and facilitate establishment. Re-level any humps or hollows that appear. Scarify and re-seed any bare patches.

BARK MULCH; 75mm depth over shrub beds and hedge. Main constituent conifer bark, maximum of 15% wood content and 5% fines, particle size 5-65mm, free of pest disease or weed contamination. 2L sample to be submitted for approval with tender.

WATER all plants after planting and before mulching. If planted between April and October include for soaking thoroughly after planting and then for dry spells of 7 days duration. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

MAINTENANCE: until handover or client instruction; Include for removal of weeds and litter, maintenance of bare ground beneath planted areas, pruning dead/damaged branches and edge trimming as required. Existing hedge and new shrubs trimmed to remove obstructions or when extension growth exceeds 450mm. Grass areas to be revegetated, scarified and overseeded to remove hollows and troughs which develop and watered to avoid turf shrinkage. Mowing: lawn and grass to be cut at least once between 35 and 70mm at all times and free of coarse weeds. All grass cuttings, weeds and brushings removed. All plant defects to be replaced including trees for 5 years after planting. All fencing and tree stakes re-secured as necessary. Top up bark mulch including beneath trees in grass to 75mm prior to handover.

Rev. C Amendments to Site layout, parking bays removed from building frontage. 23-4-18
Rev B. Amendments to Site Layout. 12-4-18
Rev A. Reference to the Bristol Tree Replacement Standard (BTRS) and calculation of replacement trees added to the existing tree assessment details and highlighted. Drawing title amended. 21-12-17

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

PERIOD GARDEN RESTORATION
MORTIMER HOUSE, CLIFTON, BRISTOL
CEDAR CARE CONSTRUCTION

TREE ASSESSMENT AND PLANTING PROPOSALS
PLANNING SCALE 1:200 (A1)

M D LANDSCAPE ARCHITECTS
3 HANOVER TERRACE, BATH BA1 6LW
E-MAIL mdd@mdd-land.co.uk TEL.(01225) 445107
MOB 07748 693208

Date: 27/7/17	Drawn: MDD	Checked:	102/PA/01C
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Boundary to the south with the 'Servants House'. 5 windows are located on the northern elevation of this building. Proposed location of 51 box plants and 13 conifers:



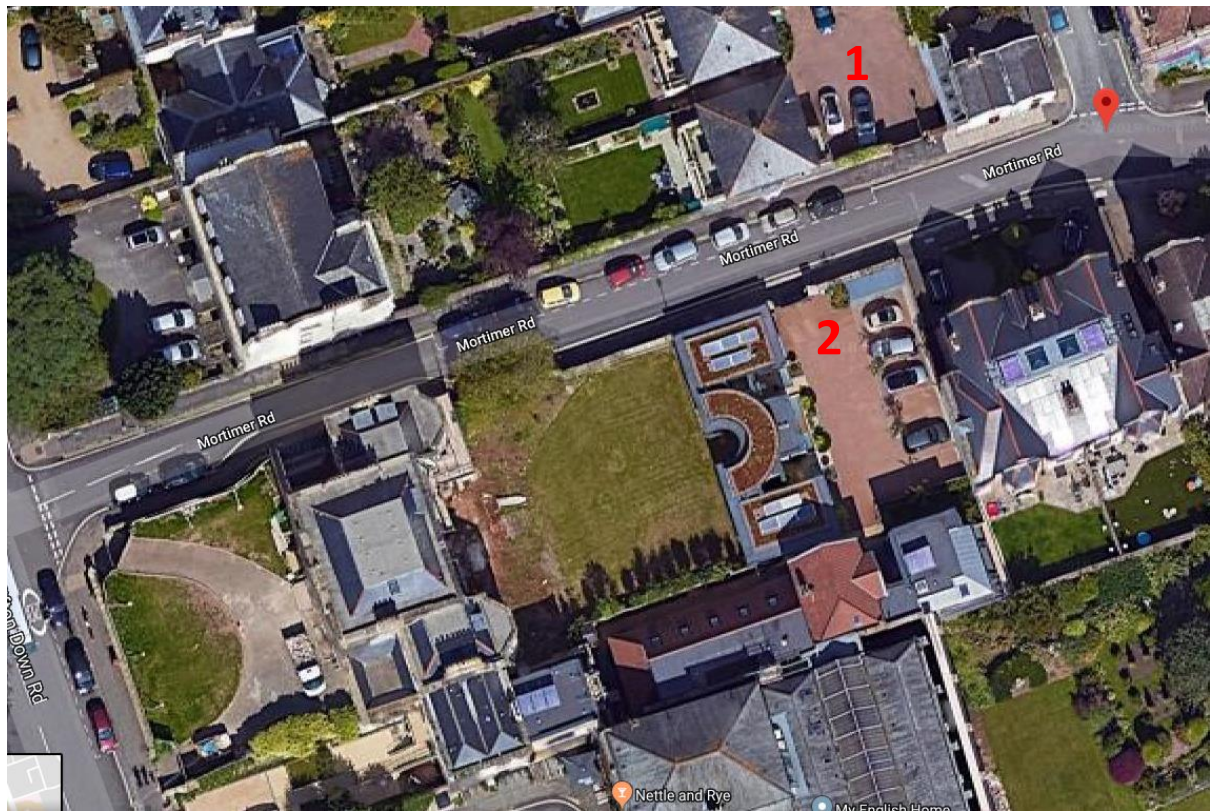
Boundary to the east with the 'Garden House'. No openings and proposed location of 132 box plants, 11 roses, two conifers, 48 lavender and 2 laburnums:



Other gated accesses along Mortimer Road, approved by the LPA:



Locations on Mortimer Road:



Bristol City Council Development Management

Delegated Report and Decision

Application No:	17/04339/VC	Registered:	2 August 2017
Type of Application:	Works to Trees in Conservation Areas		
Case Officer:	Laurence Wood	Expiry Date:	13 September 2017

Site Address:	Description of Development:
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Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE	Bird Cherry tree - Fell.
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Ward: Clifton

RELEVANT POLICIES

Bristol Core Strategy, Adopted June 2011
BCS9 Green Infrastructure
BCS22 Conservation and the Historic Environment

Conservation Area Character Appraisals

Consultation Expiry Dates:

Site Notice: 30 Aug 2017	Neighbour: 28 Aug 2017
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RESPONSE TO PUBLICITY AND CONSULTATION

There have been two responses to the proposal. One concerned with potential future plans for the immediate area, the other objecting to the removal, unless there is sufficient reasoning to do so.

SITE VISIT OBSERVATIONS

1. Evaluation of the condition of the tree

The tree appears to be in a reasonable condition. It is growing immediately adjacent to a 2 metre boundary retaining wall.

2. Evaluation of the amenity of the tree

The tree is a small/medium-sized specimen that is located in the rear garden of the property. It does not have exceptional form, but it does have some value in that it is the only established tree in the street when viewed from the Grange Road junction.

3. Is the work acceptable?

The tree can be clearly seen from Mortimer road, however, it is mediocre in stature and form, and furthermore, is growing immediately adjacent to a two metre high, boundary retaining wall. On inspection,

DEVELOPMENT CONTROL () DELEGATED
Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

there appears to be no external damage to the wall, however, given its proximity, there is a considerable risk of damage in the short to longer term. Considering the above, I have carried out a TEMPO assessment on the tree (Tree Evaluation Method for Preservation Orders). The tree has scored 8 - insufficient merit to warrant a TPO. It is accepted that the tree does have some value as an amenity given its status as the only established tree in this part of the road, however on balance, it has insufficient amenity value to warrant a TPO.

KEY ISSUES

ARE THE PROPOSED TREE WORKS CONSIDERED NECESSARY OR WILL THEY HARM THE CHARACTER AND/OR APPEARANCE OF THIS PART OF THE CONSERVATION AREA? IS IT JUSTIFIED TO IMPOSE A TPO?

It is considered that the proposed works would have some effect on this part of the conservation area in terms of appearance. However, the tree has insufficient value to warrant a TPO and therefore the works involved are considered to be acceptable.

Recommended: Preservation Order NOT REQUIRED

Advices

1. Life of the Notice of Proposed Tree Works

If the work is not done within 2 years of the date of this letter, it will be necessary to submit a fresh **Notice/ Application** if it is intended to implement the work.

2. BS Standard

Any works should be completed in accordance with British Standard 3998: Recommendations for Tree Work and you are advised that the work should be undertaken by a competent and suitably qualified tree contractor.

3. Nesting Birds

Anyone who takes, damages or destroys the nest of any wild bird, whilst nest is in use or being built, is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work, you should ensure that no nesting birds will be affected.

4. Bats and bat roosts

Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations 2007. Prior to commencing work, you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult Natural England (tel.0845 6014523).

5. Ownership of Tree(s)

If you are the owner of the tree(s), you can proceed with the works that have been agreed. If you are not, it is your responsibility to obtain the permission of the owner to carry out the works, with the exception of your common law right in regard to overhanging branches.

DEVELOPMENT CONTROL () DELEGATED
Mortimer House Nursing Home Clifton Down Road Bristol BS8 4AE

Case Officer: Laurence Wood

Authorised by: Matthew Bennett

tree
V1.0211