

WARD: Clifton

SITE ADDRESS: 8 Harley Place Bristol BS8 3JT

APPLICATION NO: 20/02205/F & 20/02206/LA Full Planning

DETERMINATION DEADLINE: 4 September 2020

**Convert existing living accommodation over the garage to be self contained.**

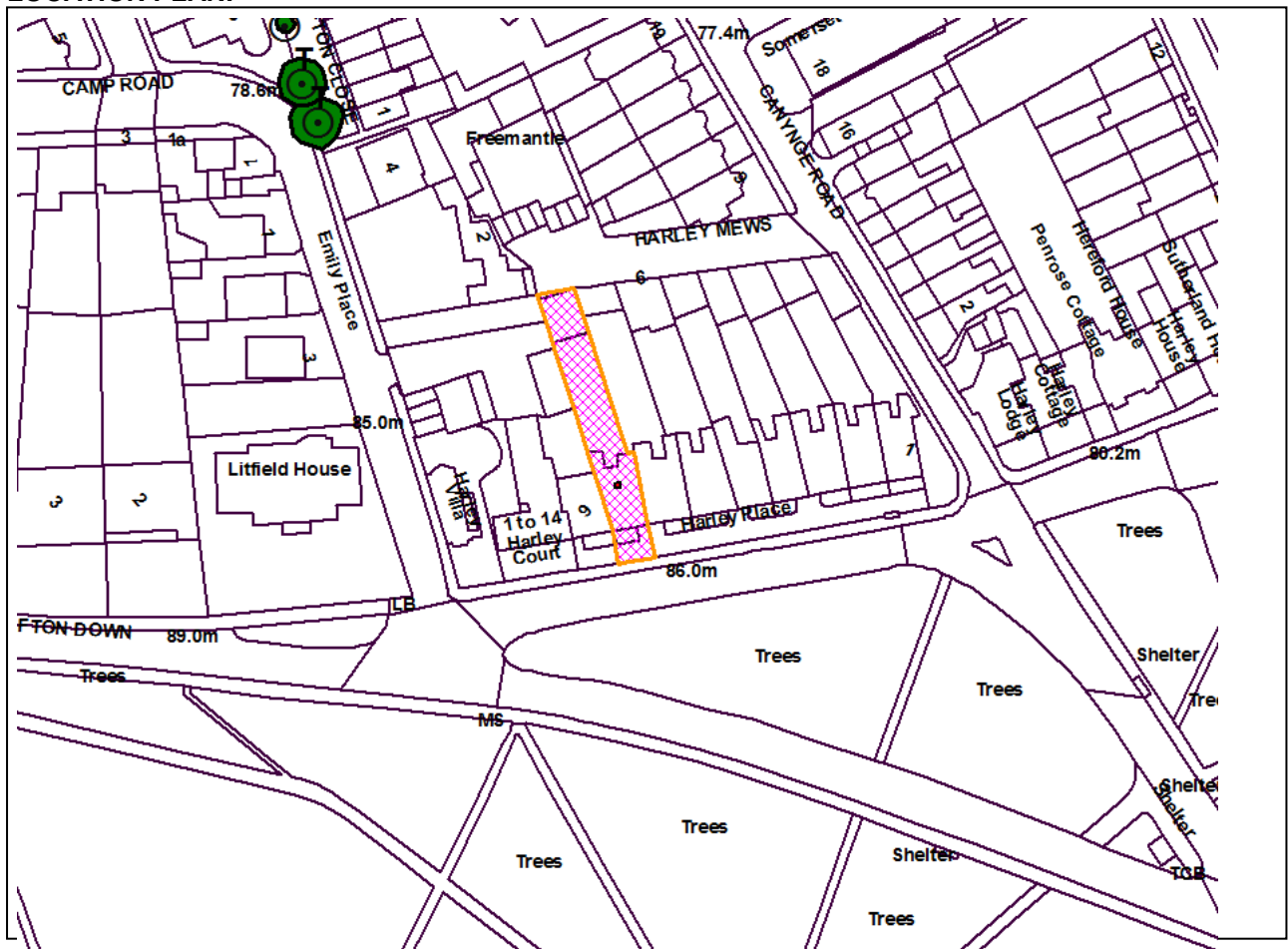
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Mr Steven Tuckfield  
412 Wells Road  
Knowle  
Bristol  
BS14 9AF

APPLICANT: Mr Harvey  
8 Harley Place  
Bristol  
BS8 3JT

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

LOCATION PLAN:



**Development Control Committee A – 2 September 2020**  
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## SUMMARY

This application has been brought to the Development Control A Committee for two reasons. Firstly, the application has been brought to committee due to the level of public scrutiny and number of responses received during neighbour consultation. Secondly, the application was called into committee by Councillor O'Rourke (Ward Member for Clifton).

The reasons for calling the application to committee are as follows:

- Size – the area and layout of the development is unsatisfactory. It barely complies with regulations on size and the fact that bin stores, etc are accessed through areas not part of the property could present a problem.
- Access – The Mews is an up-adopted road so adding another residential property will have negative consequences including creating further mess on Canynge Road where bins are left for collection, increased security risk of having footfall with limited street lighting and increased hassle and risk due to more vehicle traffic on the Mews.
- Density – this is a high density area and creating homes out of areas designated for car, bin storage, etc., should not be allowed. As this is an RPZ area, no more parking permits should be allocated.
- Use – I believe that this application, following on from the permission already granted, demonstrates that the owners intend to use the property as an occasional rental (AirBnB), which is a growing problem in this area. Occupants do not manage waste removal properly leading to unsightly litter and, in this tightly packed area, having holiday-makers is not appropriate.

## SITE DESCRIPTION

The site is located on Harley Place in the Clifton Ward of Bristol. The site comprises of a four storey mid-terrace property which benefits from a rear garden and detached garage/annex. The property is finished in stone/render and the roof is pitched and tiled. Windows and doors are timber.

The application site is located within The Promenade Character Area with The Clifton Conservation Area. The character appraisal for this area states that Harley Place is a local landmark group and Harley Place (1788-93), is a Georgian terrace in a neo-Classical style. The limestone ashlar group sits on a raised Pennant pavement, and has fine townscape and architectural details including 1 old gas fitting, foot scrapers outside nos. 3,4,6-9, a mass of door furniture throughout 1-9 and cast iron basket balconies.

The application site is a Grade II\* Listed Building under Listing No. ST5689373380.

There are no TPO protected trees on the site. The surrounding area is residential and the site is located in close proximity to Clifton Downs.

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PLANNING HISTORY

The site has the following planning history:

- 63/00541/P\_U | Use of two existing rooms of the property coloured orange on plan as consulting and waiting room for physician | GRANTED (10 April 1963)
- 87/01984/L | Restoration of existing house and basement flat | GRANTED (25 September 1987)
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- 97/14818/ | Demolition of existing garage and construction of new garage with studio over | CANCELLED (9 February 1998)
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- 98/00740/H | Construction of replacement garage with studio/gym over at the rear of 8 Harley Place | GRANTED subject to condition(s) (3 June 1998)
- 98/00742/LD | Demolition of existing garage and construction of new garage with studio/gym over | GRANTED subject to condition(s) (7 July 1998)
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APPLICATION

The application seeks planning permission to convert the existing living accommodation over the garage to be self-contained. There are no external/internal works to the main dwelling.

The proposal would involve a new bin and bike storage area in the garage, new solar panels and a small increase in height.

RESPONSE TO PUBLICITY AND CONSULTATION

A) NEIGHBOUR CONSULTATION

Neighbouring properties were notified in relation to the proposed development on June 9<sup>th</sup> 2020.

19 objections have been received in relation to the original plans.

7 objections have been received in relation to the revised plans (submitted on June 30<sup>th</sup> 2020).

These are summarised below:

- Not a suitable location for a dwelling
- Parking provision
- Arrangement for bin collection and bin/bike storage
- Highway safety and traffic
- Use restriction on the annex and garage
- Precedence for other development on the mews
- Garage historically served the host property
- Impact on the residential neighbourhood
- Loss of privacy and overlooking
- Increased use of the ground floor
- Description of development is not accurate

Planning related matters will be discussed later in the report.

B) CITY DESIGN TEAM

Bristol City Council's City Design Team were consulted on the proposed plans. In response to the proposal, they raised no objection.

C) HISTORIC ENGLAND

Historic England were consulted on the proposed plans. In response to the proposal, they did not wish to comment and requested to seek advice from relevant officers in the City Council.

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D) TRANSPORT DEVELOPMENT MANAGEMENT

Bristol City Council's Transport Development Team were consulted on the proposed plans. They raised no objections to the scheme.

E) BRISTOL WASTE

Bristol Waste were consulted on the proposed plans. They raised no objections.

F) WARD MEMBER

Councillor O'Rourke called in the planning application to development control committee on the following grounds:

- Size
- Access
- Density
- Use

ASSESSMENT

A) IS THE PRINCIPLE OF DEVELOPMENT APPROPRIATE AND ACCEPTABLE?

Policy BCS2 (City Centre) states that the city centre will be a priority focus for development and regeneration and aims to create 7,400 new homes during the plan period.

Policy BCS5 (Housing Provision) states that new homes should be delivered within existing built up areas within Bristol.

Policy BCS20 (Effective and Efficient Use of Land) states that effective use of brownfield land should be sought by promoting development on previously used land.

The proposed development would contribute 1 no. new dwellings within the Clifton Ward of Bristol and within an established residential area. The proposed development would be within a mews which is home to other residential accommodation and would contribute toward housing trajectories within Bristol and would constitute an effective land use which accords with policies BCS2, BCS5 and BCS20.

The principle of development is considered appropriate and acceptable.

B) WOULD THE PROPOSAL BE ACCEPTABLE IN DESIGN TERMS AND WOULD IT PRESERVE THE INTEREST OF THE LISTED BUILDING AND WOULD IT PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA?

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its

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setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight."

Section 16 (Conserving and Enhancing the Historic Environment) of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy BCS21 (Quality Urban Design) states that development should be of a high quality design and respect the local area.

Policy BCS22 (Conservation and the Historic Environment) states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including: Scheduled ancient monuments; Historic buildings both nationally and locally listed; Historic parks and gardens both nationally and locally listed; Conservation areas; and Archaeological remains.

Policy DM26 (Local Character and Distinctiveness) states that development should respond appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes. Development should also respect, build upon or restore the local pattern and grain of development.

Policy DM27 (Layout and Form) aims to ensure development contributes to the successful arrangement and form of buildings, structures and spaces and contribute to the creation of quality urban design and healthy, safe and sustainable places.

Policy DM30 (Alterations to Existing Buildings) sets out that new development will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

Policy DM31 (Heritage Assets) sets out that development will be expected to conserve and where appropriate enhance heritage assets and/or its setting. These include schedule monuments, archaeological sites, listed buildings, conservation areas, historic parks and gardens and locally important assets.

Supplementary Planning Document 2: A Guide for Designing House Alterations and Extensions (SPD2) states that development should be subservient to the original house in terms of scale and should reflect the character of the property and the wider area. SPD2 also states that tighter planning controls apply to both listed buildings for internal and external works, and in Conservation Areas for demolition and/or development.

The proposed works would be to the detached garage/annex and would be respectful of the host property and conservation area. The works would not be materially different to the existing and would

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not negatively harm the character or appearance of the property and conservation area. The proposed works would be of an appropriate scale, would not be dominant and would demonstrate adequate levels of subservience. The garage/annex is at the rear of the property and would not be highly visible from the public realm. Garages and other properties in the local area and along Harley Mews are of different sizes and scales and in this context the proposal is deemed to be acceptable.

The proposed materials would match the existing and/or be appropriate alternatives which respect the character of the building and surrounding conservation area. The proposal, therefore would not negatively impact the character of the area.

In summary, the proposal complies with the Local Development Plan and policies such as BCS22, BCS21, DM26, DM27, DM30 and DM31, the NPPF and supplementary guidance namely SPD2 meaning the design, layout and form is acceptable. The proposal would be respectful of the conservation area and would not harm the character or appearance of the host property or wider row of terraces.

**C) WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO THE RESIDENTIAL AMENITY OF ADJACENT OR FUTURE OCCUPIERS?**

Section 12 (Achieving Well-Designed Places), Paragraph 127 of the NPPF outlines that planning policies and decisions should ensure that development create places with a high standard of amenity for existing and future users.

Policy BCS21 (Quality Urban Design) states that new development should safeguard the amenity of existing development and provide high quality development for future occupiers.

Policy DM27 (Layout and Form) states the layout and form of development should enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight.

Policy DM30 (Alterations to Existing Buildings) states that extensions and alterations to buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers.

Supplementary Planning Document 2: A Guide for Designing House Alterations and Extensions (SPD2) states that developments and extensions should be subservient, should protect neighbour amenity and should not cross a 45° line drawn in the horizontal or vertical plane when taken the mid-point of the nearest adjacent habitable window so as to not cause overlooking, overbearing or overshadowing on adjacent occupiers. SPD2 states that development should avoid habitable room windows directly facing each other and a gap of 21m should be provided between directly facing windows.

Homes and Communities National Space Standards states that a two-storey one-bedroom property should be 58 metres square and contain 1.5 metre square of storage areas to be of an acceptable size.

The proposed development would provide an acceptable space for future occupiers and would meet the HCA national space standards. The proposal would be 62 metres square, would contain sufficient storage areas and would be larger than the 58 metre square requirement. It is therefore considered that the proposed space would be acceptable and would protect the interests of future occupiers.

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The proposed development would have little impact on neighbouring properties on Harley Place. The garage/annex is located approximately 27.5m from neighbouring properties on Harley Place which is considered to be a sufficient distance from adjacent residential occupiers to not give rise to any unacceptable residential amenity impacts. The proposed works are would be of a scale and size as to not be overbearing or overshadowing. The proposal could comply with the 45 degree horizontal and vertical rule and would not be materially different to the existing. As such, the proposed development would be acceptable.

The proposed development would have little impact on neighbouring properties in Harley Mews. The proposed works are would be of a scale and size as to not be overbearing or overshadowing. The proposal could comply with the 45 degree horizontal and vertical rule and would not be materially different to the existing. As such, the proposed development would be acceptable.

The location of proposed windows and doors are also considered to be acceptable as their outlook would not be a materially different to the existing outlook and/or would not increase opportunities for overlooking. Views into neighbouring gardens would be at obscured angles only and rear windows would be obscured glass. Therefore, they would not negatively impact neighbour amenity.

In light of the above, the proposal is considered to be acceptable in its context and is not considered to have a significantly harmful impact upon neighbour amenity, in relation to loss of light/over shadowing, overlooking or overbearing impacts. The application complies with Policy BCS21 and SPD2 guidance and is therefore acceptable.

#### D) TRANSPORT DEVELOPMENT MANAGEMENT

Policy BCS10 (Transport and Access Improvements) states that development should be designed to ensure streets where traffic and other activities are, are integrated and should be designed to ensure the provision of safe streets.

Policy DM 23 (Transport Development Management) outlines that development should not give rise to unacceptable traffic conditions and would be expected to provide safe and adequate access onto the highway. It also states that parking must be safe, secure, accessible and usable.

The proposed development is not considered to increase parking provision or impact on highway safety. The proposed site would be accessed from a private mews and the garage which contains two parking spaces is to be retained. There is also parking in-front of the garage and within the Mews. It is also noted that there is on-street parking around the site. However, due to the sustainable location, the proposal would have little impact on parking or highway safety.

The proposal was supported by Transport Development Management who raised no concerns. Therefore the proposal is considered to be acceptable.

#### E) WASTE AND RECYCLING

Policy BCS15 (Sustainable Design and Construction) states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.

Policy DM32 (Recycling and Refuse in New Development) states that in the case of residential development: sufficient spare capacity for the storage of individual recycling and refuse containers to reflect the current recycling regime; or Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).



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Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

The proposed works are considered to be acceptable in terms of waste and recycling. Bristol Waste provides a kerbside collection for properties on Harley Mews. The waste for the proposed development would be presented for collection alongside the other properties which is considered to be acceptable. The proposal would contain storage for waste and recycling which is considered to be acceptable.

Bristol Waste stated that “so long as the resident keeps them inside and off the street when not being serviced this is satisfactory for BWC”. Therefore, it is necessary to condition waste and recycling to be presented on collection day only and stored within the property at all other times. Overall, the proposal is considered to be acceptable in terms of waste and recycling.

#### F) SUSTAINABILITY

Policy BCS13 (Climate Change) sets out that development should contribute to mitigating and adapting to climate change, and to meet targets to reduce CO<sub>2</sub> emissions.

Policy BCS14 (Sustainable Energy) sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Policy BCS15 (Sustainable Design and Construction) sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood adaption, material consumption and biodiversity should be included as part of a sustainability or energy statement.

Policy BCS15 (Sustainable Design and Construction) aims to ensure that development proposals are designed and constructed to minimise their environmental impact.

The proposed development would involve the conversion of an existing annex which means that no new materials and resources are required to provide an additional dwelling. The proposal would also include waste and recycling provision, energy efficient lighting and 6 solar panels on the roof. This would contribute to a 20% reduction in emissions which would comply with Core Strategy Policies. It is noted that further details of the PV panels are required which will be secured via a condition.

Therefore, the proposal is considered to be acceptable in terms of sustainability.

#### CONCLUSION

The proposed development is of an appropriate design, scale and form as to respect the overall design of the host dwelling and surrounding areas character. The proposal would also preserve the character and appearance of the Conservation Area and Listed Building. In addition, the development would not detriment the residential amenity of future or adjacent occupiers by means of overlooking, overshadowing or overbearing impacts. The proposal is considered to be acceptable in terms of parking, highway safety, waste, recycling and sustainability.

The proposed development is therefore recommended for approval, subject to conditions.

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COMMUNITY INFRASTRUCTURE LEVY

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL.

This application falls into one of these categories and therefore no CIL is payable.

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

CONDITIONS

Planning permission

Materials to match

Approved plans

.Use Restriction – Garage

The hereby approved garage/car parking space(s) shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles and ancillary domestic storage without the prior written permission of the local planning authority.

Reason: To retain garage/car space for parking and storage purposes.

Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans

No building or use hereby permitted shall be occupied or 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 adopted highway (including the footway), except on the day of collection.

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

Implementation/Installation of solar photovoltaic panels, shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the solar photovoltaic panels; have been completed in accordance with the approved plans.

Reason: The implementation of the development without solar photovoltaic panels would result in an unacceptable scheme which would be contrary to sustainable design guidance.

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20/02206/LA

#### SITE DESCRIPTION

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The application site is located within The Promenade Character Area with The Clifton Conservation Area. The character appraisal for this area states that Harley Place is a local landmark group and Harley Place (1788-93), is a Georgian terrace in a neo-Classical style. The limestone ashlar group sits on a raised Pennant pavement, and has fine townscape and architectural details including 1 old gas fitting, foot scrapers outside nos. 3,4,6-9, a mass of door furniture throughout 1-9 and cast iron basket balconies.

The application site is a Grade II\* Listed Building under Listing No. ST5689373380.

There are no TPO protected trees on the site. The surrounding area is residential and the site is located in close proximity to Clifton Downs.

#### LISTING

ST5673SE CLIFTON DOWN, Clifton 901-1/7/740 (North side) 08/01/59 Nos.1-9 (Cons) Harley Place, attached front railings and garden wall to side (Formerly Listed as: CLIFTON DOWN Harley Place, Nos.1-9 (Cons))

#### GV II\*

Terrace of 9 houses. 1788, partly altered c1840. Limestone ashlar with tooled Pennant ashlar basements, party wall stacks, and slate and pantile mansard roofs. Double-depth plan. Late Georgian style. Each of 3 storeys, attic and basement; 3-window range. An irregularly-stepped terrace, Nos 2, 3, 6 & 7 set forward, articulated by pilasters to a thin string and cornice with small balls to the top cyma moulding, missing from No.2, and rusticated ground floor to a band; Nos 5, 8 & 9 not rusticated, possibly altered mid C19. Pairs of houses have paired semicircular-arched inner doorways with deeply-set doors and banded reveals, Nos 1-5 and 7 & 8 have metal batwing fanlights, No.6 teardrop fanlight, to 6-panel doors with raised upper panels, Nos 4-9 with cut out corners. Doorway to No.5 in a semicircular-arched recess, and rectangular recesses to the ground-floor windows, linked by an impost band. Nos 6 & 7 have rectangular recesses to the doorway and keyed incised voussoirs like the windows. No.8 is lower, with a ground-floor arcade of semicircular-arched recesses linked by an impost band, and 2 wrought-iron lantern brackets over the doorway. No.9 has a coped attic storey, a ground-floor arcade of semicircular-arched recesses, left-hand flat-headed doorway with a good rectangular overlight with central round and flanking lozenge metal glazing bars and a lantern; a large 3-light first-floor window set in a segmental-arched recess, with niches each side below round sunken panels and panel aprons; second-floor sill band, upper windows in rectangular recesses; balcony has mid C19 cast-iron railings with Greek Revival motifs, and second-floor basket balconies. Windows with 6/6-pane sashes, full-depth on the first-floor, with 9/9-pane sashes on No.4; 2 dormers. Tented first-floor balconies have cast-iron lattice railings and stanchions. Segmental-arched basement windows. Rear elevations have semicircular-arched stair sashes, Nos 2, 3 & 7 have bowed first-floor

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oriel. INTERIOR: entrance halls divided by semicircular arches, to rear open dogleg stairs with stick balusters and curtains, 6-panel doors, and panelled shutters. SUBSIDIARY FEATURES: attached wrought-iron spear-headed basement area railings and gates with urn finials, and Pennant ashlar piers; squared, coursed Carboniferous limestone walls to front pavement, raised and curved round at E end with railings; red sandstone rubble wall extends approx 50m along Canynge Road. Shares details such as door surrounds with Beaufort Buildings (qv) on the opposite side of the Downs, and called Beaufort Buildings on Donnes' 1821 map. Possibly planned as a composed terrace with raised centre and end sections. (Donne: Plan of Bristol, Clifton and the Hotwells: Bristol: 1821-).

Listing NGR: ST5689373380

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**APPLICATION**

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The proposal would involve a new bin and bike storage area in the garage, new solar panels and a small increase in height.

**RESPONSE TO PUBLICITY AND CONSULTATION**

**A) NEIGHBOUR CONSULTATION**

Neighbouring properties have been notified in relation to the proposed development of the site.

Three letters of objection was received in relation to:

- Precedence for future development
- Not a suitable location for a dwelling
- Impact on parking and highway safety
- Arrangement for bin collection
- Existing restrictions to the property

Planning related matters will be discussed later in the report. Additionally, 38 properties were written to as part of the consultation and the proposal was advertised through Site and Press Notices.

**B) CITY DESIGN TEAM**

Bristol City Council's City Design Team were consulted on the proposed plans. In response to the proposal, they raised no objection.

**C) HISTORIC ENGLAND**

Historic England were consulted on the proposed plans. In response to the proposal, they did not wish to comment and requested to seek advice from relevant officers in the City Council.

**D) TRANSPORT DEVELOPMENT MANAGEMENT**

Bristol City Council's Transport Development Team were consulted on the proposed plans. They raised no objections to the scheme.

**Development Control Committee A – 2 September 2020**  
**Application No. 20/02205/F & 20/02206/LA : 8 Harley Place Bristol BS8 3JT**

E) BRISTOL WASTE

Bristol Waste were consulted on the proposed plans. They raised no objections.

F) WARD MEMBER

Councillor O'Rourke called in the planning application to development control committee on the following grounds:

- Size
- Access
- Density
- Use

ASSESSMENT

- A) WOULD THE PROPOSAL BE ACCEPTABLE IN DESIGN TERMS AND WOULD IT PRESERVE THE FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE GRADE II\* LISTED BUILDING AND WOULD IT PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THIS PART OF THE CLIFTON CONSERVATION AREA?

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.

The Authority is required (under Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990), when considering whether to grant listed building consent for any works, is to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is therefore considered that the proposed work will preserve the character and historic fabric of the listed building and duly recommended for consent subject to conditions.

The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight."

Section 16 (Conserving and Enhancing the Historic Environment) of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The garage/annex is a later addition to the host property constructed in 1998. The proposed works to the garage/annex would be respectful to the host property and wider conservation area. The works are considered minor in nature and would preserve and enhance the character and appearance of the

**Development Control Committee A – 2 September 2020**  
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property and conservation area. The proposed development would be of a scale and siting which would not alter the aesthetic of the host building.

The proposal seeks to cause minimal harm to the listed building. The proposed works are not considered harmful to the property and works are compliant with Paragraph 194 of the NPPF.

The proposed materials would match the existing and/or be appropriate alternatives which respect the character of the building and surrounding conservation area. The proposal, therefore would not negatively impact the character of the area.

Finally, both Historic England and Bristol City Council's City Design Team have not objected to the application.

In summary, the proposal complies with the requirements of legislation within S. 16 (2) and S. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF. The proposal would be respectful of the conservation area and would not harm the character or appearance of the listed building or wider row of terraces.

## CONCLUSION

Based upon the information provided to the Local Planning Authority, it is considered that the proposed development would not result in an unacceptable degree of harm to the host Listed Building and Clifton Conservation Area.

It is therefore recommended that the application for Listed Building Consent should be approved, subject to conditions.

## COMMUNITY INFRASTRUCTURE LEVY

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL.

This application falls into one of these categories and therefore no CIL is payable.

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

Conditions

Listed Building Consent

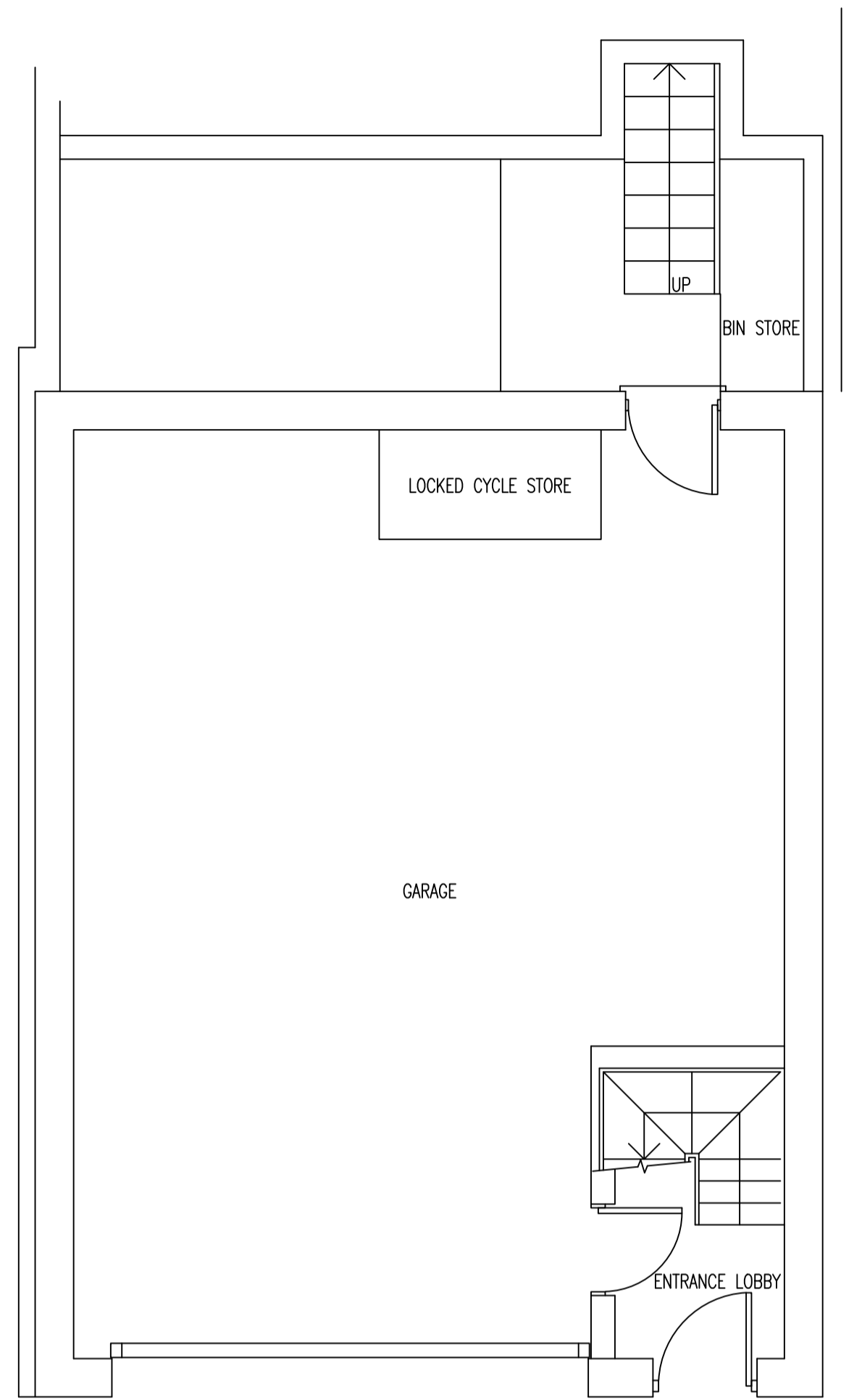
Materials to Match

## **Supporting Documents**

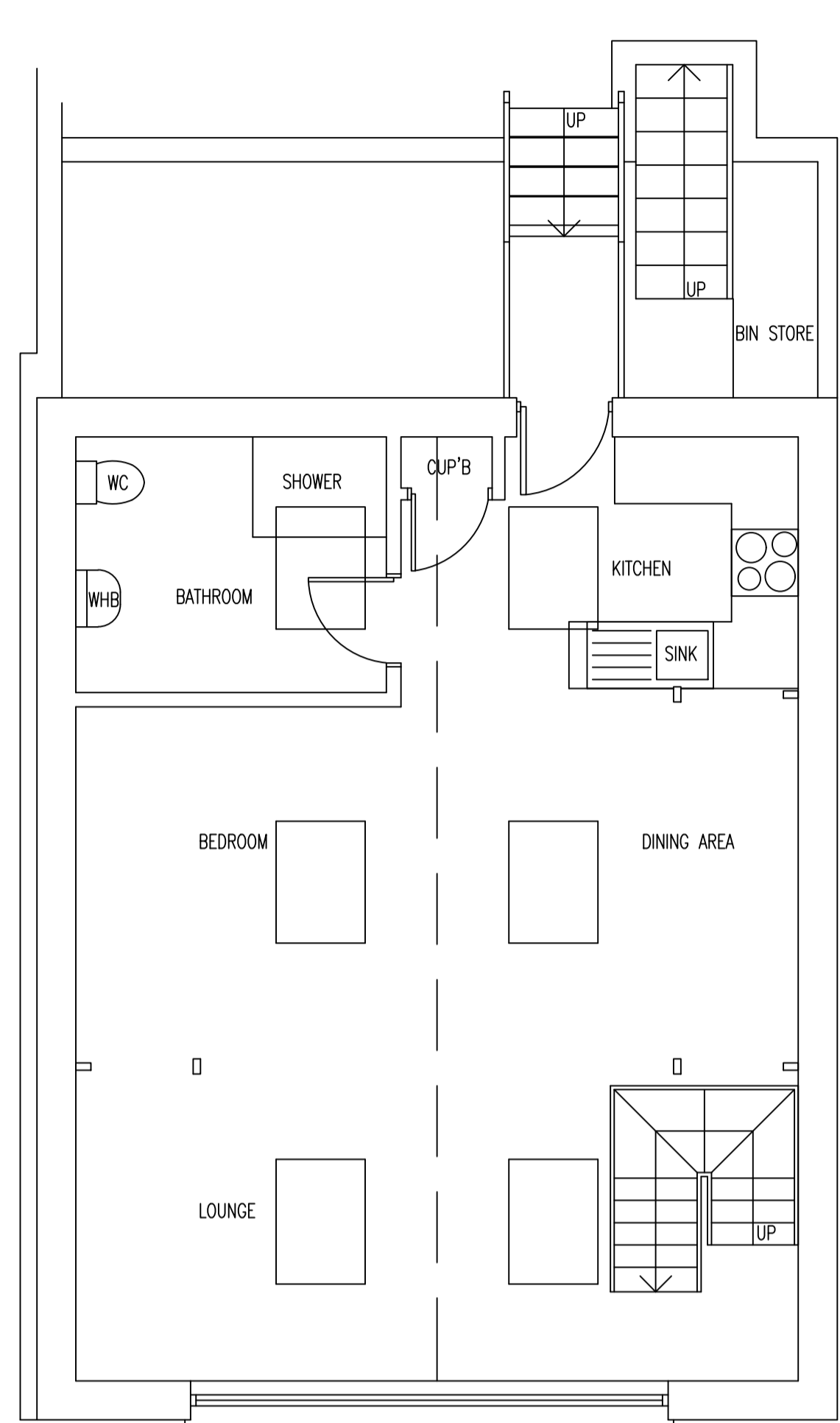
### **3. 8 Harley Place.**

1. Existing Plans
2. Proposed Plans
3. Approved Plans March 2020

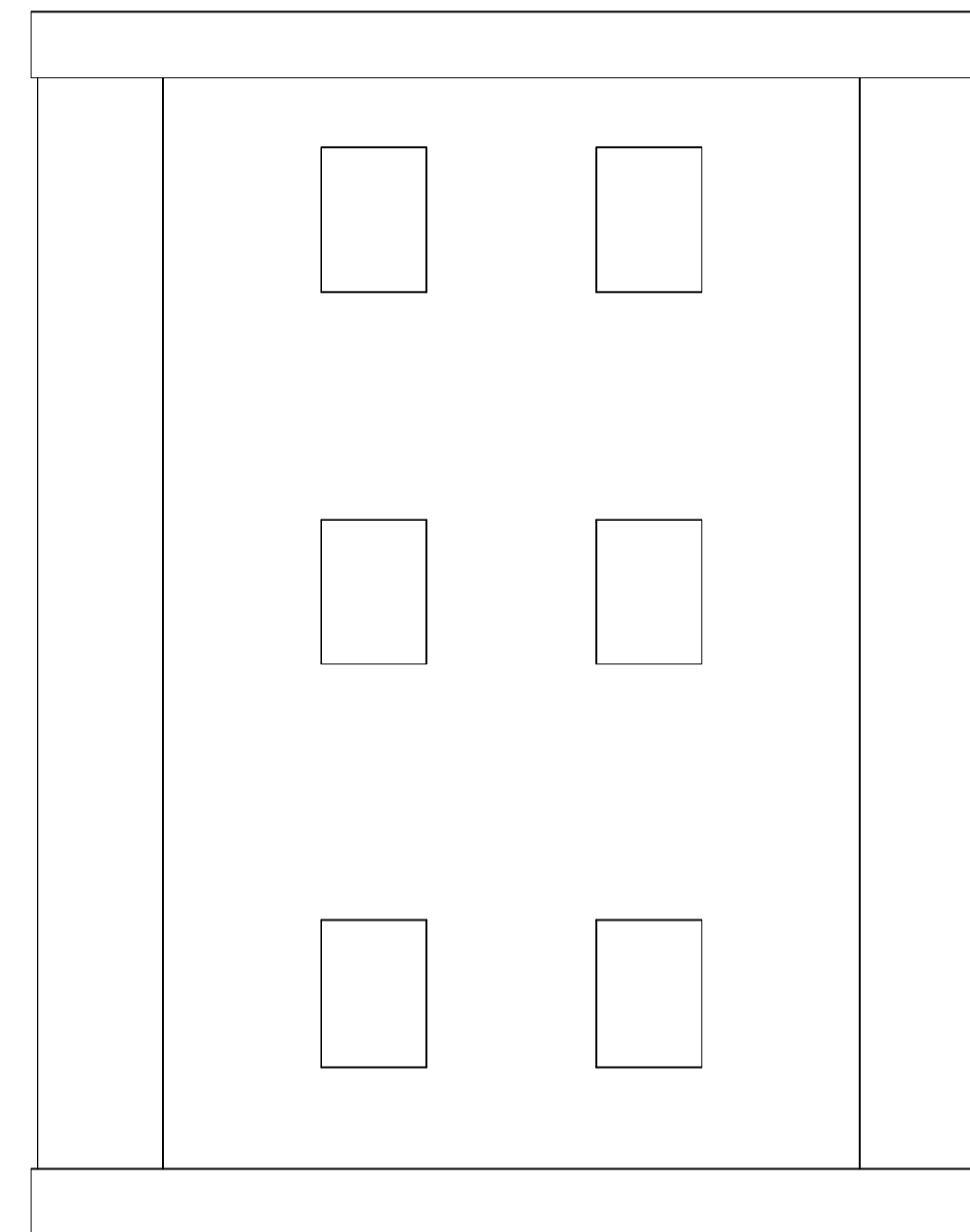




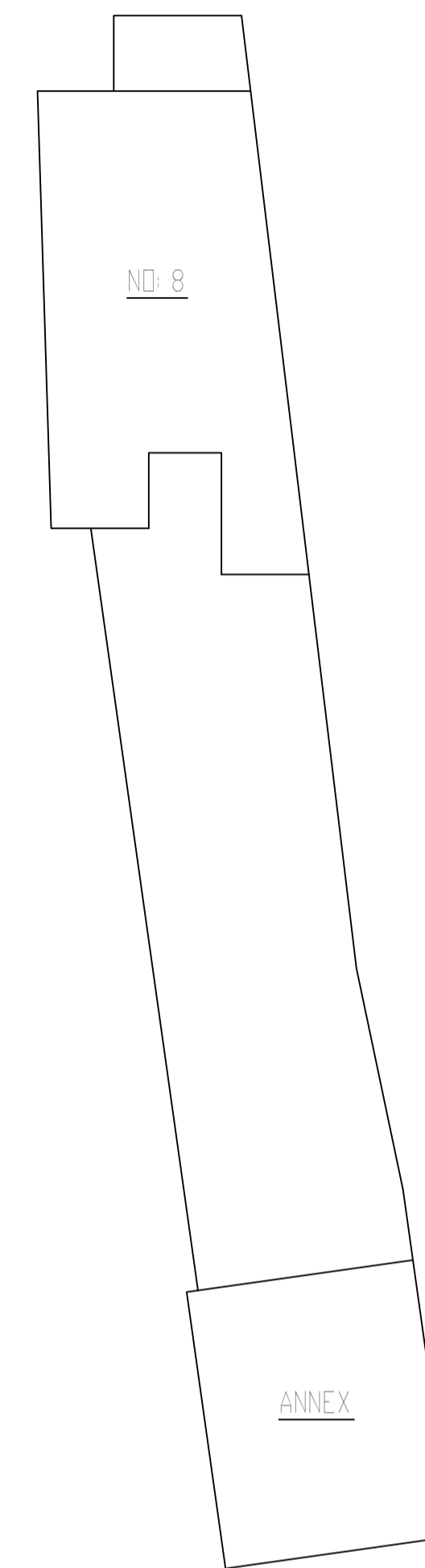
EXISTING GROUND FLOOR PLAN 1:50



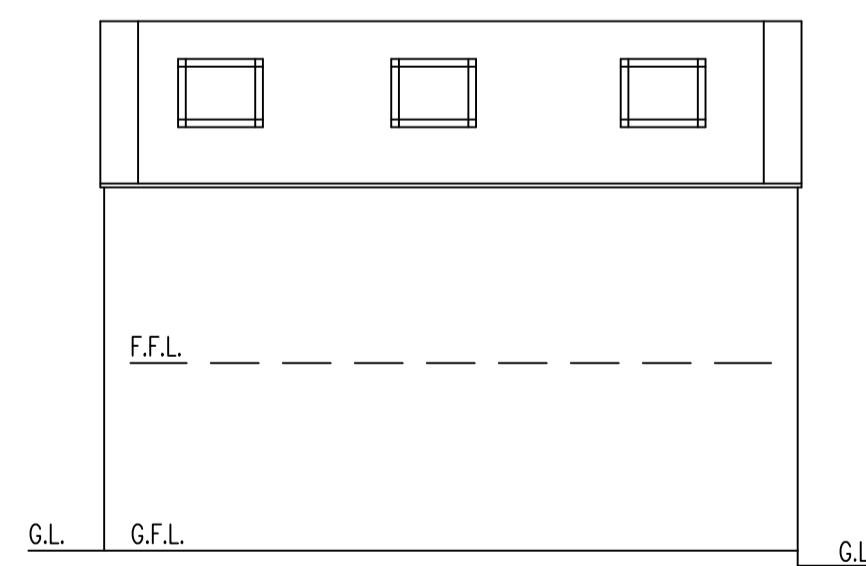
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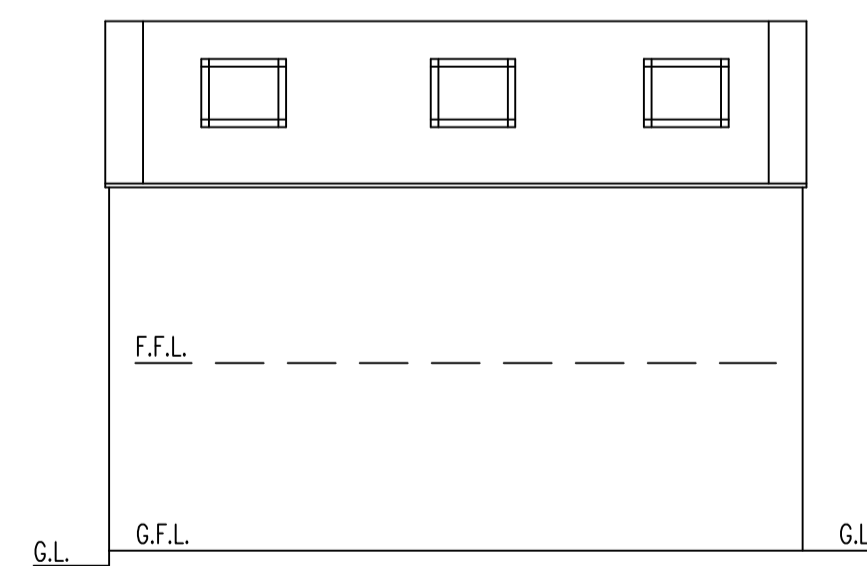
EXISTING ROOF LAYOUT PLAN 1:50



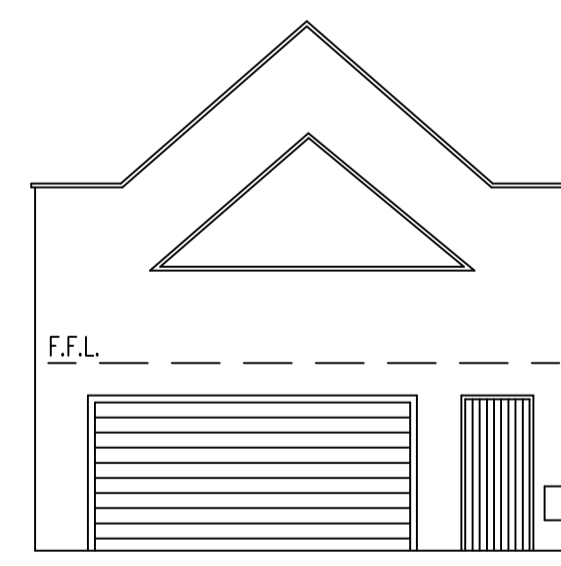
EXISTING SITE PLAN (1:200)



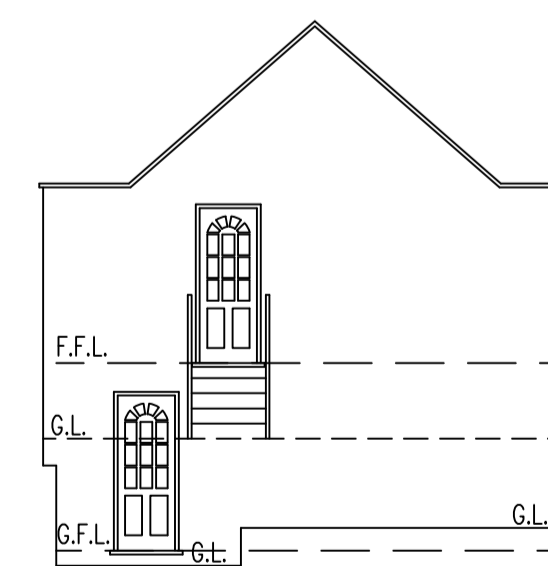
EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

NOTES

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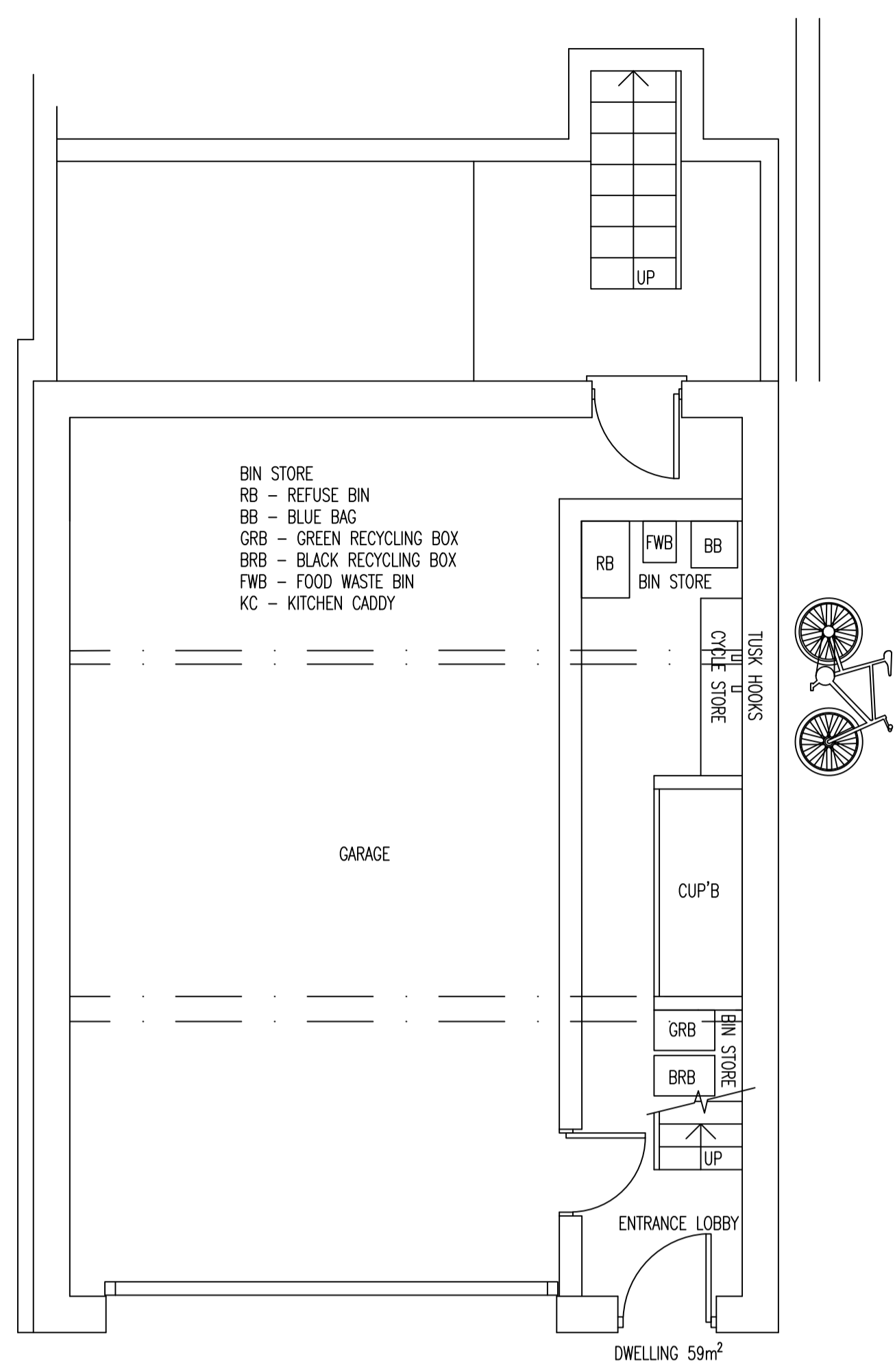
BUILDING PLANS BY DESIGN

EXISTING LAYOUT PLANS & ELEVATIONS.

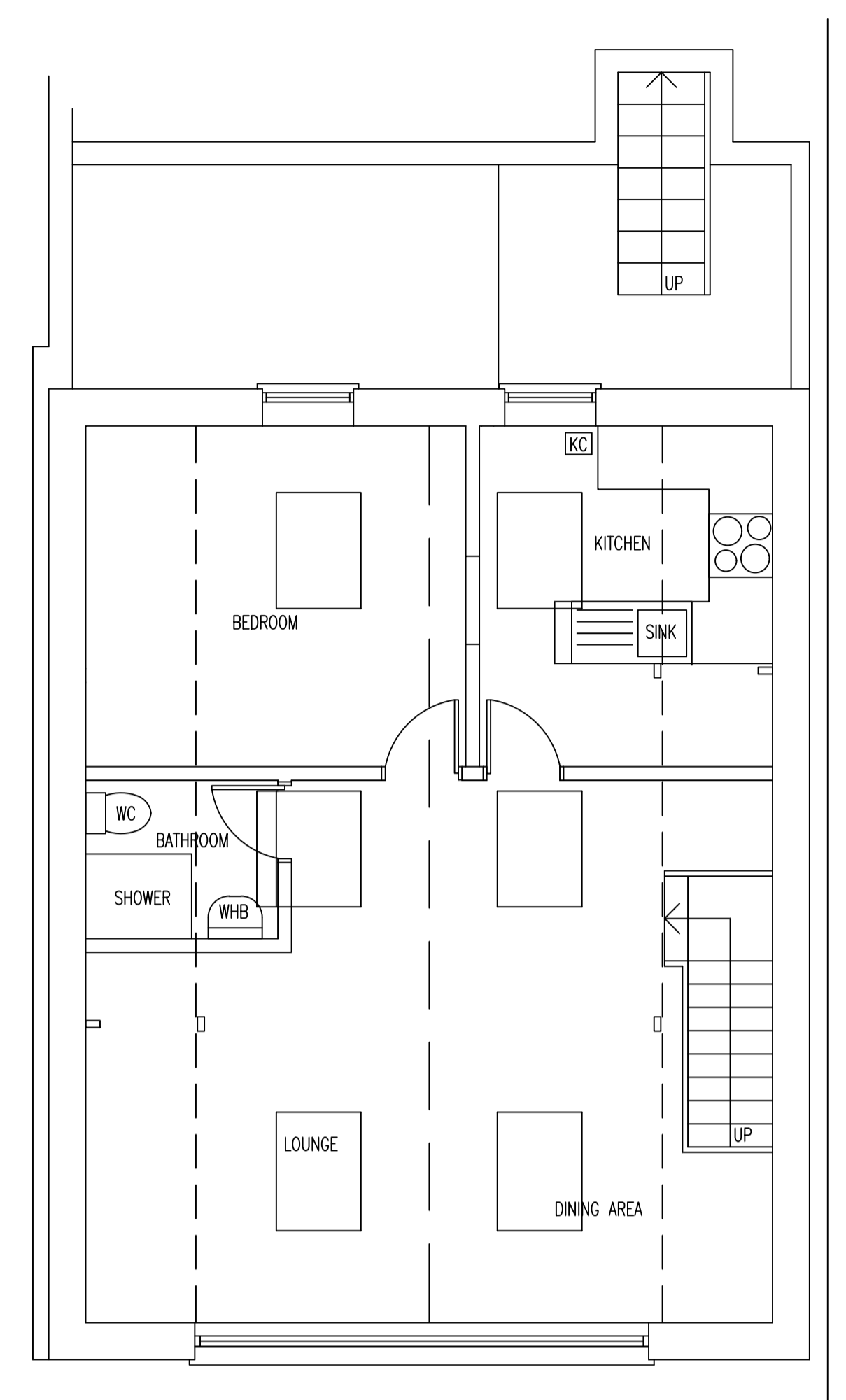
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SHEET 1 OF 3

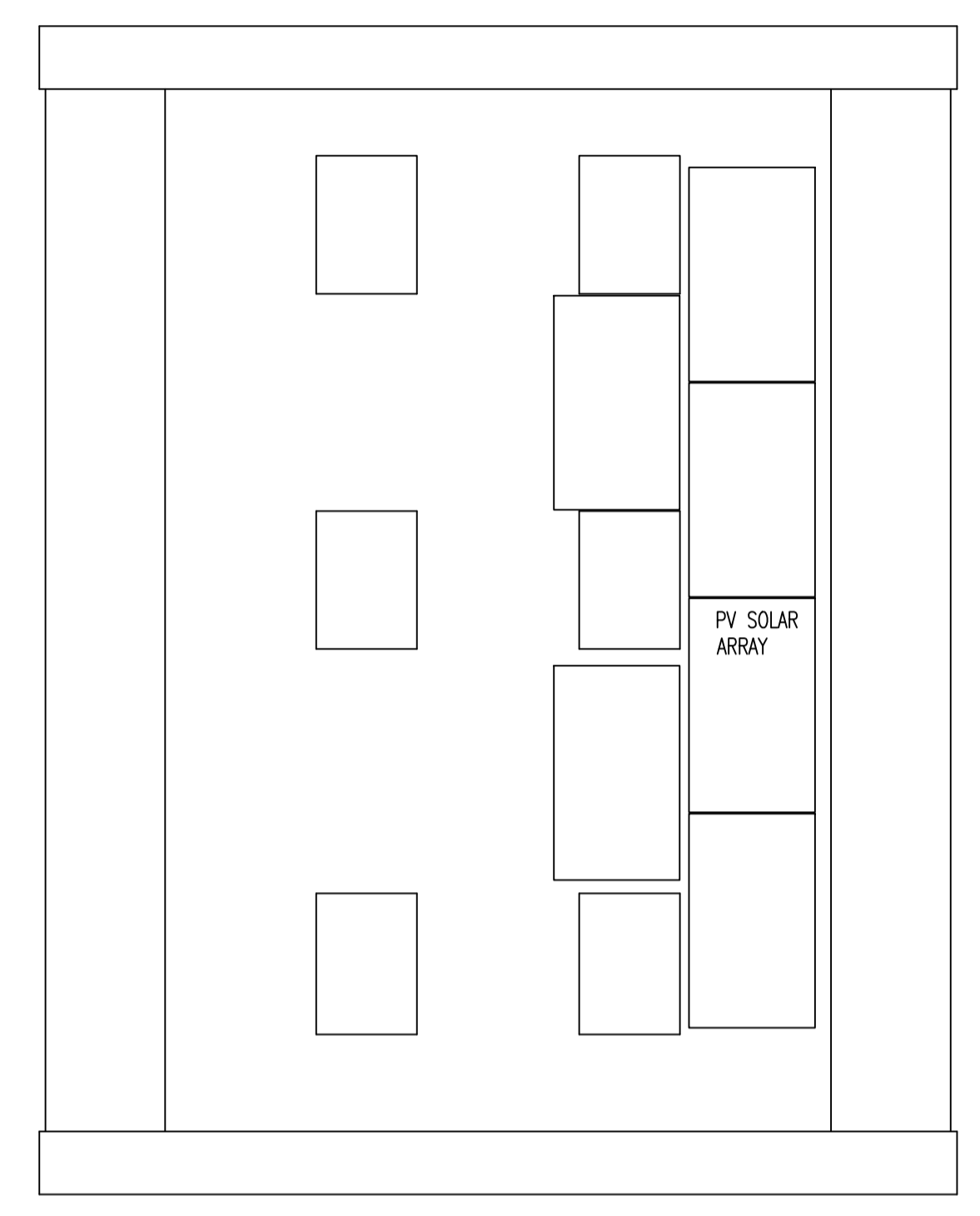
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Drawing No.	<b>50550-5</b>
Rev.	<b>A</b>



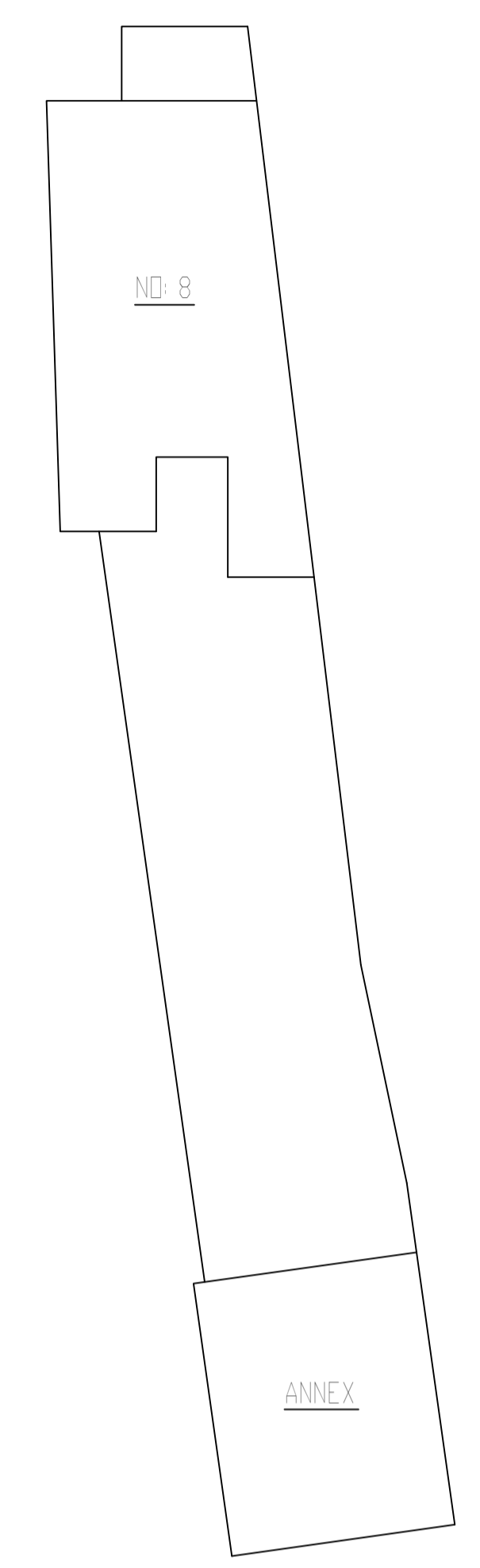
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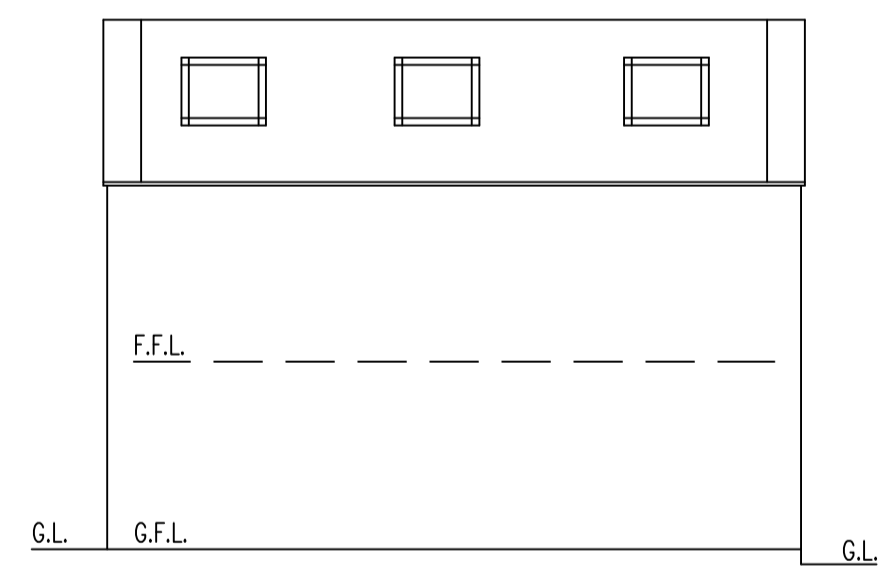
PROPOSED FIRST FLOOR ANNEX LAYOUT PLAN 1:50



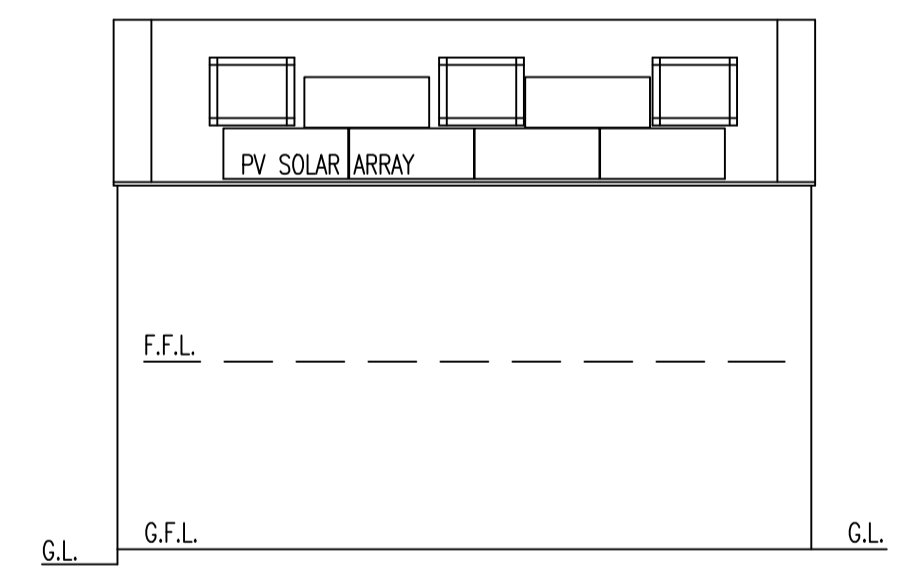
PROPOSED ROOF LAYOUT PLAN 1:50



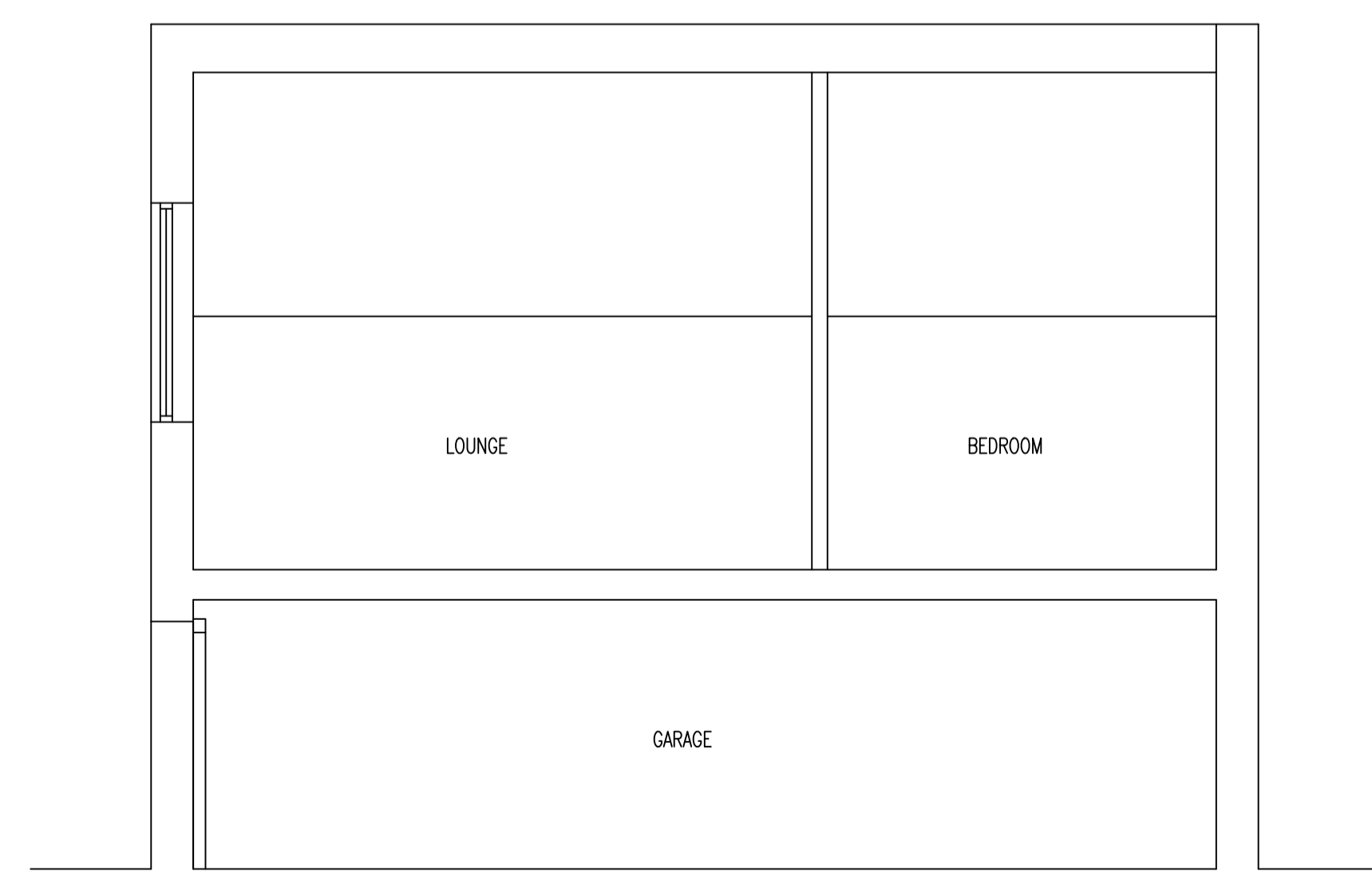
PROPOSED SITE PLAN (1:200)



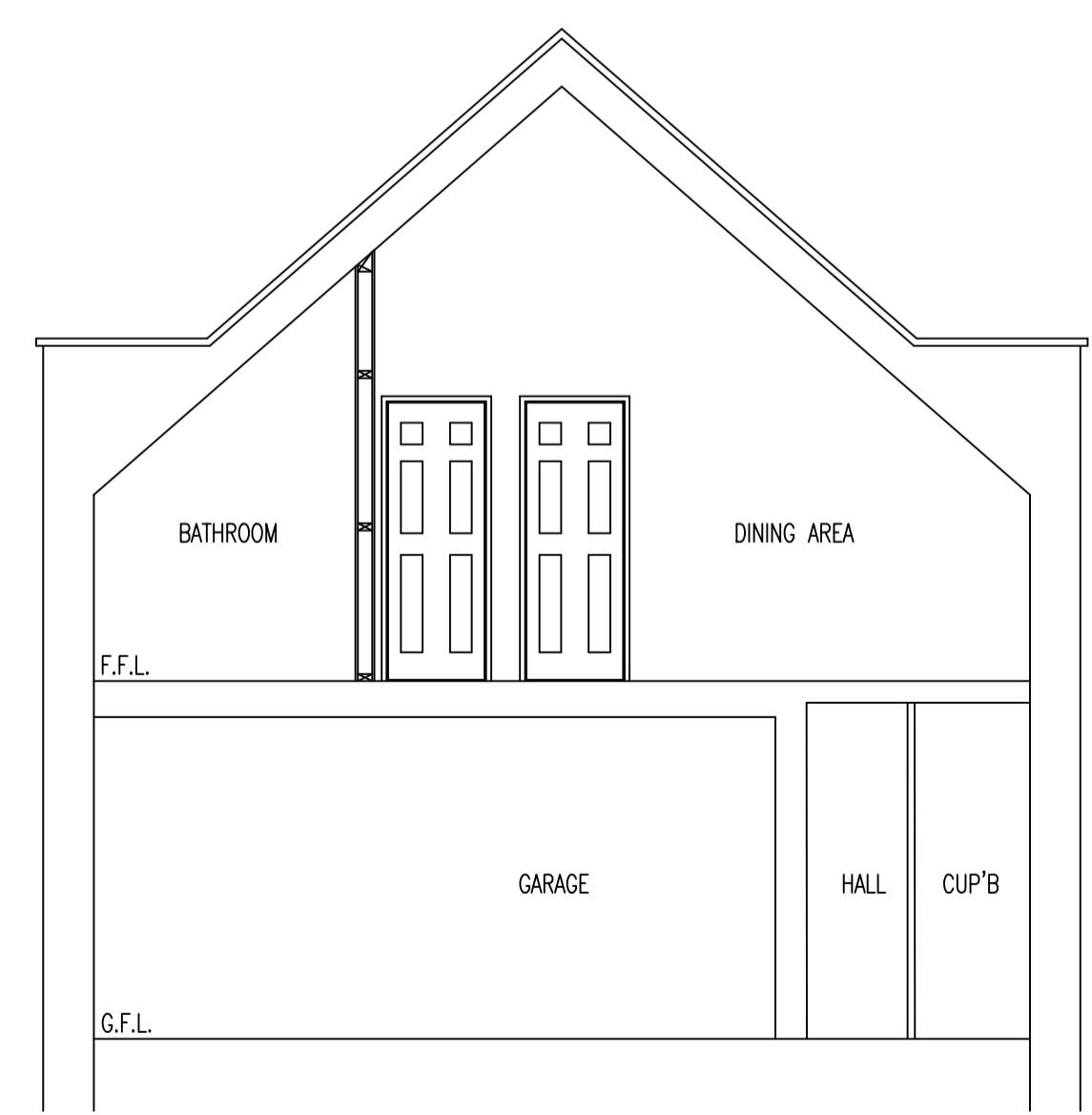
PROPOSED SIDE ELEVATION 1:100



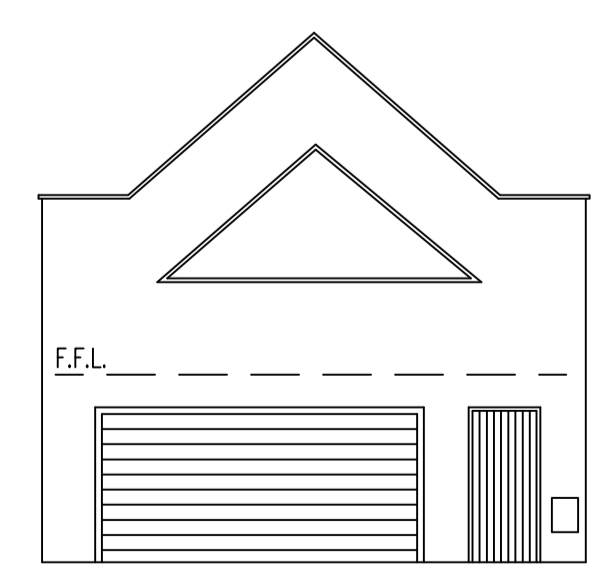
PROPOSED SIDE ELEVATION 1:100



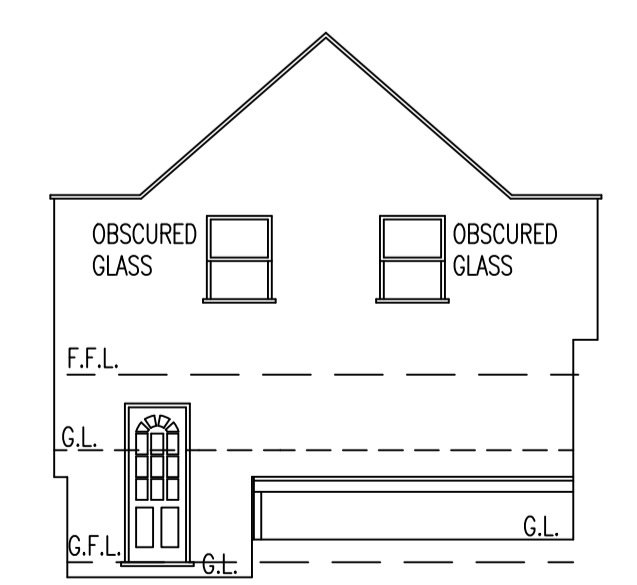
SECTION B-B 1:50



SECTION A-A 1:50



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

- NOTES
- A. PLANNING APPLICATION MAY 2020.
  - B. PLANNING APPLICATION JUNE 2020.
  - C. REVISED DESIGN JUNE 2020.
  - D. PV ARRAY UPDATED JULY 2020.

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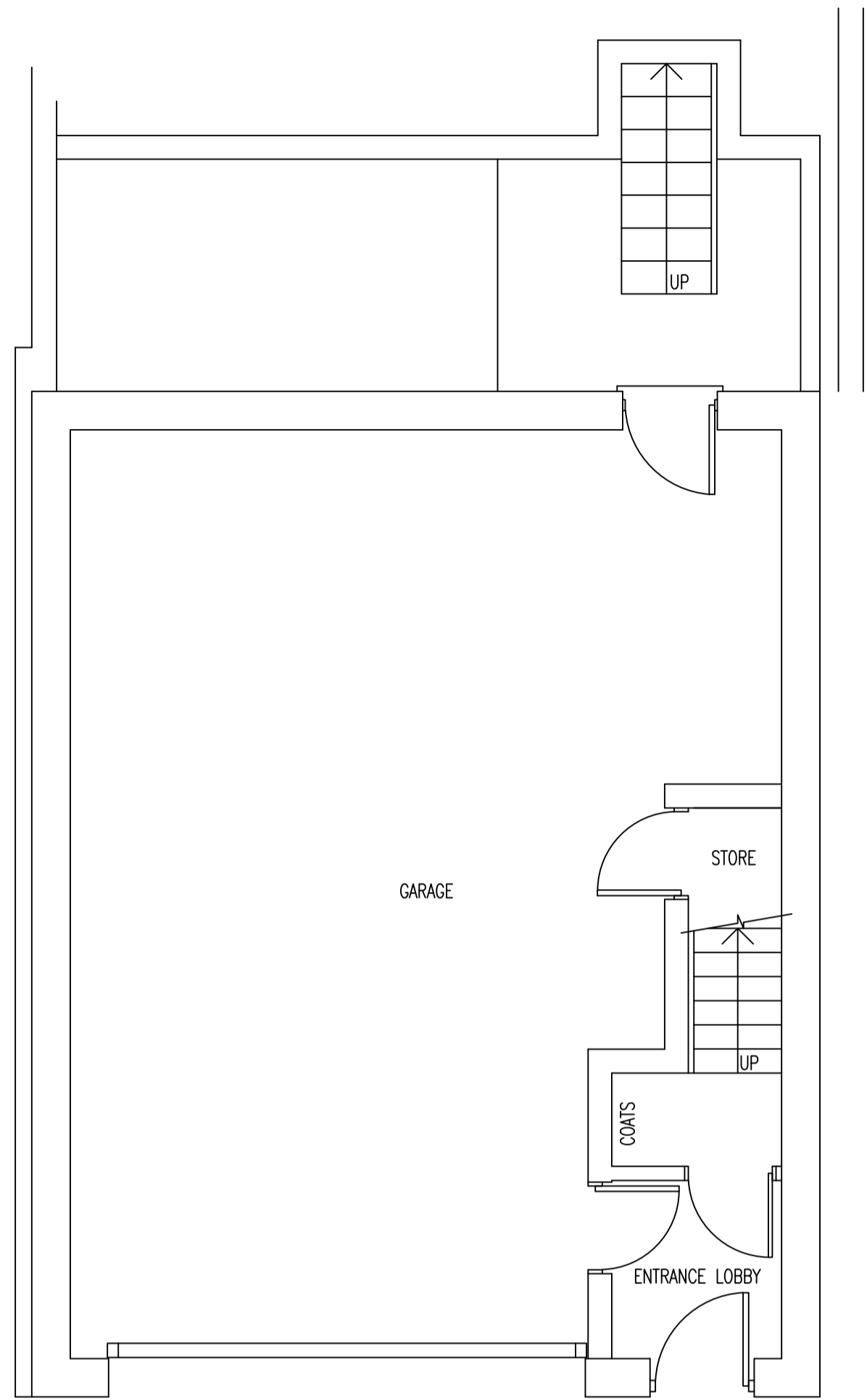
**BUILDING PLANS BY DESIGN**

**PROPOSED LAYOUT PLANS & ELEVATIONS.**

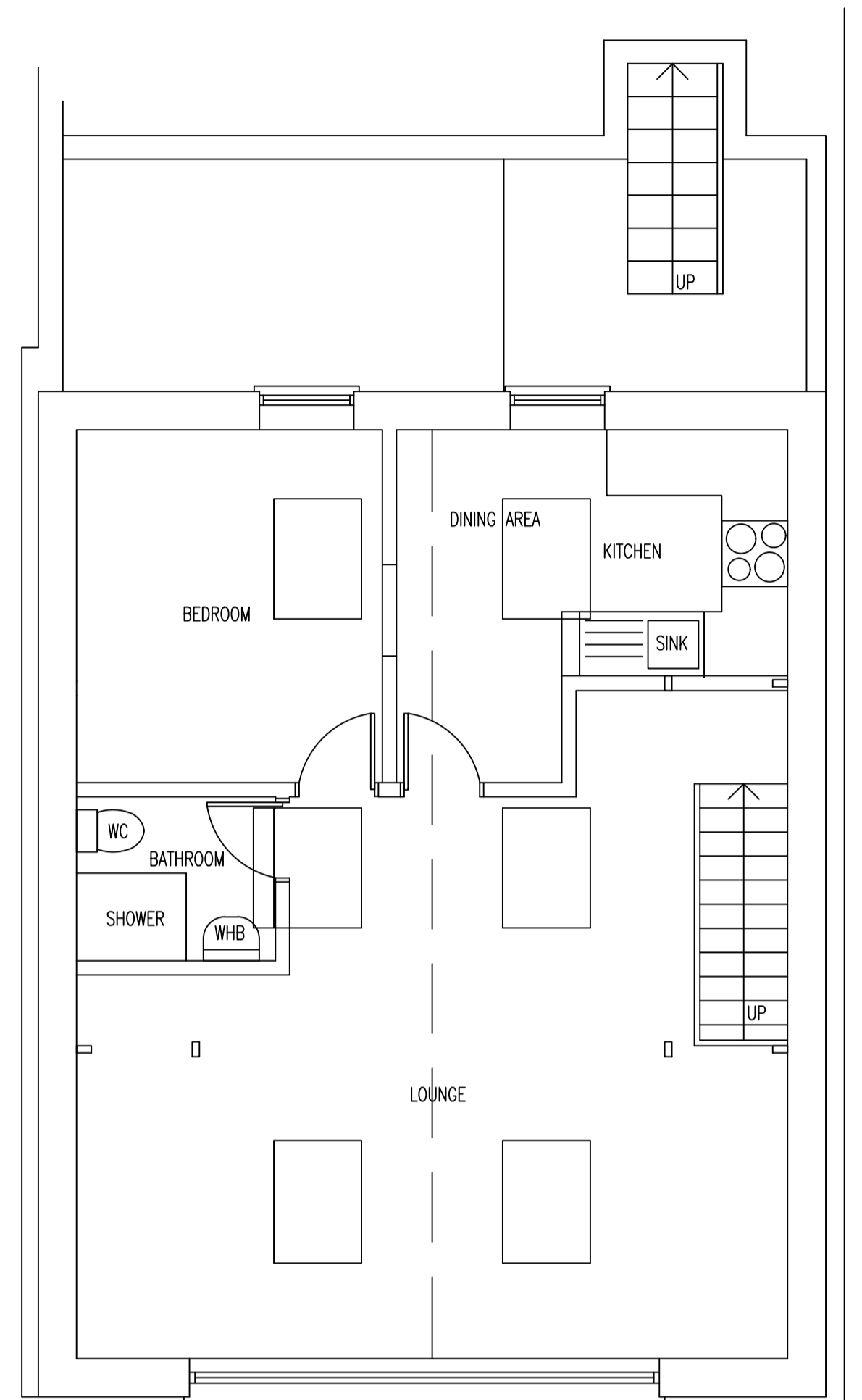
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**SHEET 3 OF 3**

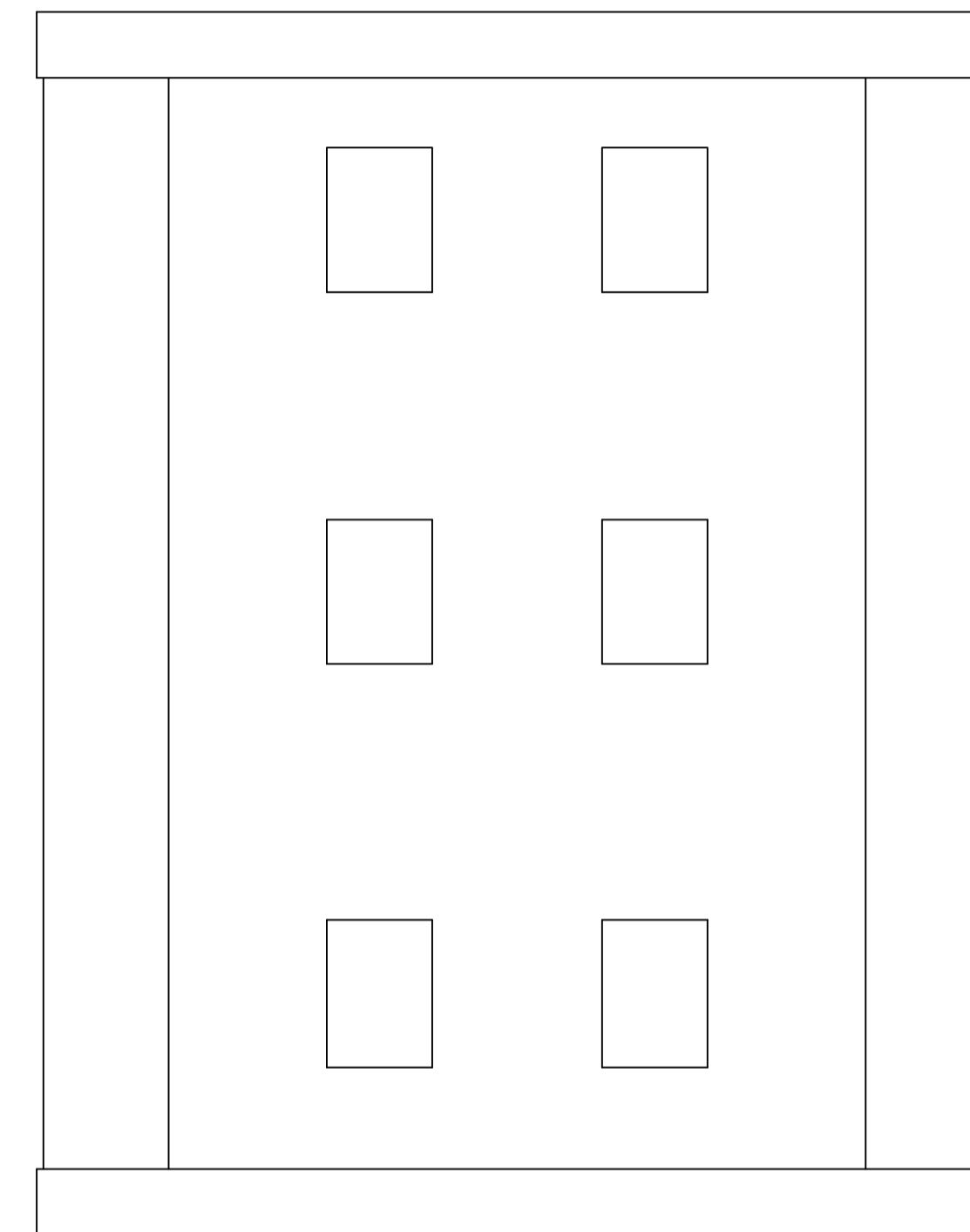
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Rev.	<b>D</b>



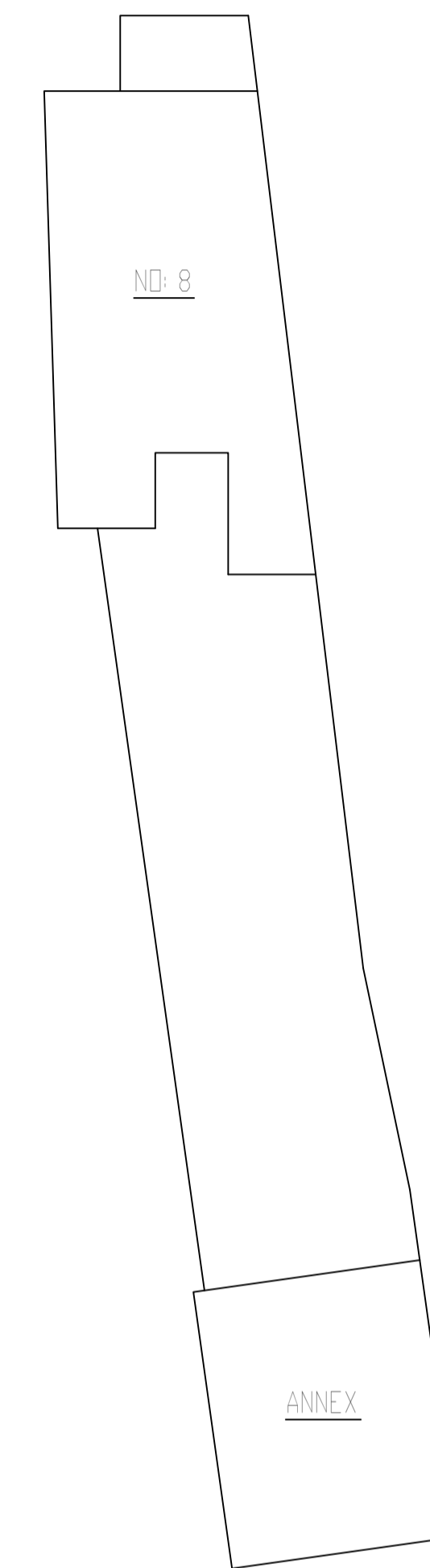
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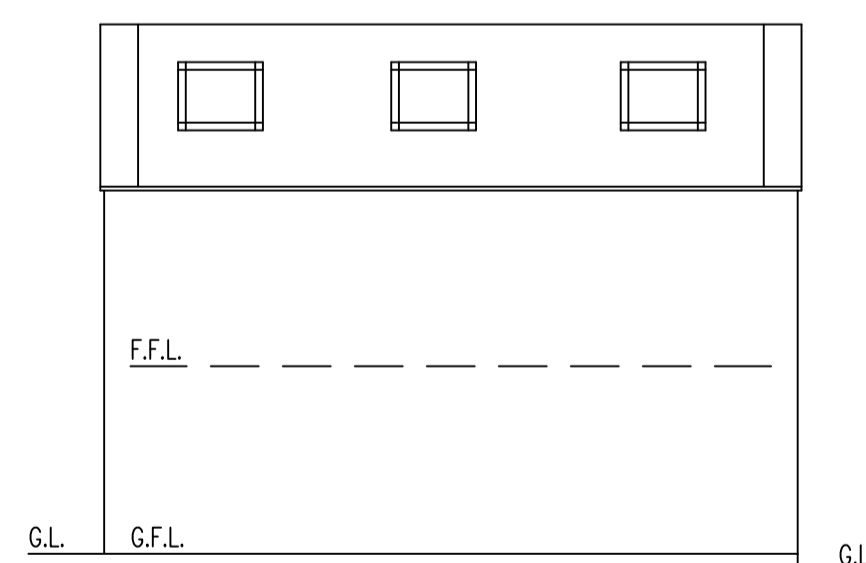
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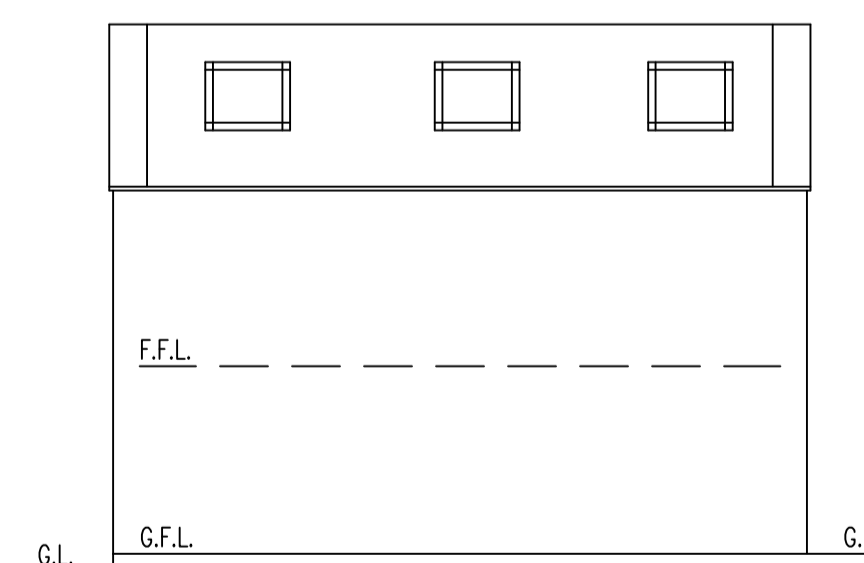
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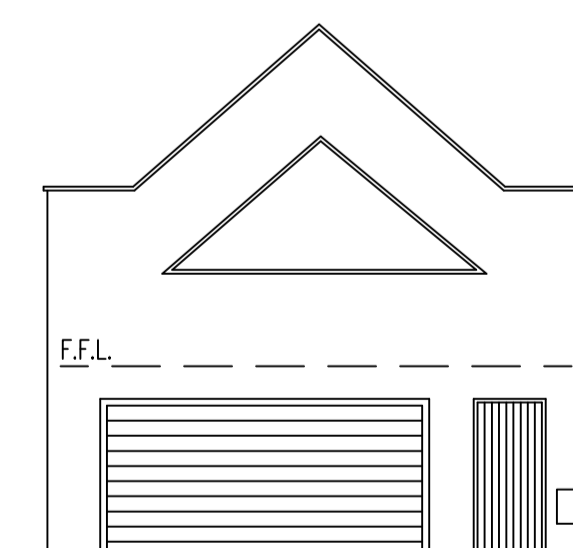
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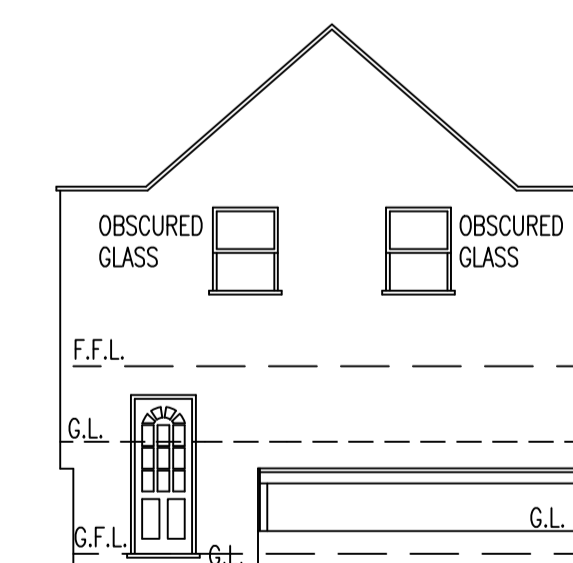
APPROVED 2000119/H SIDE ELEVATION 1:100



APPROVED 2000119/H SIDE ELEVATION 1:100



APPROVED 2000119/H FRONT ELEVATION 1:100



APPROVED 2000119/H REAR ELEVATION 1:100

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PLANNING APPLICATION

BUILDING PLANS BY DESIGN

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8 HARLEY PLACE CLIFTON BRISTOL BS8 3JT

SHEET 2 OF 3

Drawn	SRT
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Rev.	A