

Application No : 24/01308/PINS

Site address: Promenade House, Clifton Down, Bristol BS8 3NE

Objector: Mr and Mrs ARE Brown, [REDACTED]

The Promenade is considered to be the finest parade of predominantly semi-detached houses in the country with its stunning outlook over Clifton Down and the Avon Gorge. The houses are almost all grade listed and although a small number were converted to office use after World War II most have been or are now being converted back to residential use. This whole area of Clifton is fundamentally residential.

Although it is not the main basis for our objection it would nevertheless seem extraordinary if the precedent of inserting a permanent structure into the magnificent Promenade frontage was allowed to be set.

However it is on the subject of noise, nowhere addressed in the impact assessment, which is the major concern and objection. We accept that an outdoor staff function once or twice a year is not unreasonable. However our garden, [REDACTED] [REDACTED] is only 30 metres away from the Promenade House (PH) garden and when this has occurred in the past we have had to retreat indoors and close the windows to avoid the noise. This application for a permanent hospitality venue means that we could be enduring this at any time of day or evening for over half the year. Music and sound amplification echoing and resonating between the walls of Taylor Maxwell (TW) and PH will not only affect the tranquility of Clifton Down but will extend to Camp Road and down Percival Road. In particular it will extend over the rear gardens of TW and Trafalgar House to many of the houses in Litfield Road which extends north from Percival Road. Noise is almost impossible to control and the volume caused from dozens of people enjoying hospitality (and unaware of the impact they are having) rises and becomes intense.

Promenade House, which was built as a residence, now has over 150 staff and is bursting at the seams. At their own admission they are unable to get the overwhelming majority of staff to travel to work other than by car and the roads around are clogged. This attempt to increase the capacity further will only exacerbate the pressure on parking for residents and increase travel journeys.

This application, if accepted, would give carte-blanche for Stride Treglown to hold any number of events, to sub-let for parties with catering at weekends (when the offices are generally closed), entirely to the detriment of the neighbourhood. Having carried out no public consultation this application has shown no consideration for the impact on the neighbourhood from noise and has included no travel plan, or parking provision, for the large increase in numbers they hope to invite to the building. The permanent structure in front of a listed building and the precedent it would set are unacceptable. For all these several reasons we would ask you to reject the application.

Please note: in the event of a hearing we would ask for the opportunity to speak.