



Bristol City Council Statement of Case

Town and Country Planning Act 1990 (Section 62A Applications)

Appeal: S62A/2024/0055

Site address Vintry House (Sixth Floor) 20-32 Wine Street, BS1 2BD

APPLICATION

The applicant seeks to use the existing balcony for additional office space.

The LPA are of the opinion that the proposed works probably don't require planning permission as the access is already available to the balcony and all the furniture to be installed is moveable. Any permanent fixings such as the glass balustrading are not considered to materially affect the external appearance of the building. There are no conditions attached to previous consents that restrict the use any of the outside space of the building.

Nevertheless, we have reviewed the proposal and consulted with Environmental Health Officers.

Design

The site is located in the City and Queen Square Conservation area but there is not considered to be any impact on the character of the conservation area or the overall appearance of the building. No harm.

Noise and disturbance

No objections have been raised by environmental health officers but they have suggested the following condition:

-Outdoor Area Management Plan:

The terrace shall only be used in accordance with the Outdoor Area Management Plan submitted with the application. Any proposed amendments or revisions to the Plan shall be submitted to and approved in writing by the Local Planning Authority.

Conclusion

The LPA have no objections to the application and would suggest the standard 3 year condition, a condition for compliance with submitted plans and the condition above for compliance of the management plan.

