



Historic England

Sir/Madam The Planning Inspectorate S62A Applications Team
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Bristol
BS1 6PN

Direct Dial: [REDACTED]

Our ref: P01590606

14 April 2025

Dear Sir/Madam S62A Applications Team

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**BUILDING 11, EXPLORE LANE, BRISTOL, BS1 5TY
Application No. S62A/2025/0094**

Thank you for your letter of 28 March 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance of Designated Heritage Assets

The proposals relate to Building 11, located within the former industrial Canon's Marsh area and Bristol Docks. This block constructed in the 1990's on the site of former railway sidings shed forms part of the leisure area of Canons Marsh west and south of converted and reconstructed warehouses.

This area is now thoroughly re-developed into a leisure and key visitor hub within the city centre. The success of the harbourside area is as a result of the focus of the city's cultural activities and attributed to the repurposing of historic buildings in a way that has not compromised the maritime industrial character of this part of the city. The area is rightly protected through Conservation Area designation.

To the north is the Cathedral precinct with a highly significant group of Grade I and II* designated assets. Bristol Cathedral is one of England's great medieval churches. It originated as an Augustinian Abbey, founded c. 1140. It is sited on raised ground overlooking the historic confluence of the Frome and the Avon. This forms the backdrop to the application site, with the more prominent views across the city skyline from the south side of the Floating Harbour. The rising topography affords an important and rich composition of historic buildings and structures, the settings of



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which contribute to their significance, and which collectively defines Bristol's unique and distinctive cityscape.

The site is also within the City Docks Conservation Area; as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is therefore a requirement for the Local Authority to have special regard the of preserving or enhancing its character.

Summary of proposals.

The application is for the use of part of the roof area as an outdoor terrace, comprising the provision of a metal canopy frame with retractable sunshade, glass balustrade and acoustic screen along with the provision of biodiverse green roof to part of roof top plant room.

Impact of the Proposed Development

The proposals would be experienced within a number of views that include the south side of Bristol Cathedral. The key views are those north from Princes Wharf, Hanover Quay, and from within Millennium Square.

The impact would be as a result of the material changes to the corner of the building, primarily, the metal canopy and retractable shade which would become visible just above the existing bris soleil. However, given the architecture of the existing building, this would not distract or appear overly conspicuous within key views.

Planning Legislation & Policy Context

Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to "have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses".

Section 72 of the act refers to the council's need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties.

Paragraph 212 states that in considering the impact of proposed development on significance, **great weight** should be given to the asset's conservation and that the more important the asset the greater the weight should be. Bristol Cathedral is Grade I, a heritage asset of the highest significance. Paragraph 213 goes on to say that clear and convincing justification is needed if there is loss or harm.



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Historic England's advice is provided in line with the importance attached to significance and setting with respect to heritage assets as recognised by the Government's revised National Planning Policy Framework (NPPF) and in guidance, including the Planning Practice Guidance (PPG), and good practice advice notes produced by Historic England on behalf of the Historic Environment Forum (Historic Environment Good Practice Advice in Planning Notes (2015 & 2017)).

The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any harm (whether substantial or less than substantial) is to be given great weight, and any harm to, or loss of, the significance of a designated heritage asset (or site of equivalent significance) should require clear and convincing justification.

Position.

While the proposals would have a very modest visual impact on the setting of the Cathedral, we advise that this would not be considered harmful, and therefore we do not object to the application.

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 212, 213 and 219. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess 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.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Stephen Guy

Inspector of Historic Buildings and Areas

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