

Development Control Committee B – 26 September 2018

Application No. 18/03500/F : Ground Floor Flat 7 Belvedere Road Bristol BS6 7JG

SUMMARY

The application is presented for determination by Committee following referral by Councillor Fodor, Ward member for Redland. The application also received 30 objections following public consultation.

A significant component of objections and the referral by Councillor Fodor related to the potential for the building to be used as a care home (use class C2). This is on the basis the applicant is understood to own the neighbouring site, which is in use as a care home and has previously sought planning permission to convert this site to form part of the adjacent care home.

It is however highlighted that the application before Committee seeks planning permission for the extension of the existing basement level to create an enlarged single residential dwelling (use class C3). No change of use to a care home is proposed under the current application. The application cannot be assessed on the basis of anything other than the current proposals. No external alterations are proposed to the building. Given the subterranean nature of the basement extension, there will be minimal and negligible impact to the appearance and character of the building, street and surrounding conservation area. In terms of impact to neighbouring living conditions and amenity, the proposed use (residential) would be compatible with the existing use of the site and neighbouring sites. No overshadowing, loss of light or loss of outlook would be caused.

It is recognised that subterranean development can be particularly intensive and resultantly disruptive to neighbours during construction. It is acknowledged that this has recently been an issue locally with development of a basement extension to the adjacent nursing home. The construction method proposed in this instance stands to be less intensive and disruptive however utilising handheld equipment rather than large free standing machinery given the contained nature of the site and location of the area proposed for excavation. The Local Planning Authority would also seek to utilise conditions attached to any eventual consent to ensure working hours are reasonable and limit the impact to neighbouring properties. There will inevitably be some disturbance to neighbours during construction however this can be minimised if managed correctly. Any disturbance arising from construction would be for a temporary period which would not warrant the refusal of planning permission.

It is the conclusion of Officers that the development is in accordance with all relevant planning policy. Review of all relevant material considerations has not presented any issues which would warrant refusal. Consequently, the report beneath concludes in the recommendation to Members that planning permission be granted subject to safeguarding conditions.

SITE DESCRIPTION

The site is located to the southern side of Belvedere Road, Westbury Park and relates to a three storey plus basement semi-detached building which has been subdivided to form three self-contained flats. The site is rectangular in shape with the building positioned to the north with a small front garden before the street.

The current application specifically relates to the ground floor flat which is a maisonette comprising ground and basement levels. The building includes a two storey bay window to the front which is dressed with stucco details. Above this at roof level is a street facing gable roof feature. The main roof is hipped and clad with concrete tiles. The front and western side elevation are built with pennant stone and the rear is finished with render. The site is located within The Downs Conservation Area.

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The neighbouring semi-detached property (8 Belvedere Road) is located to the east. It is highlighted that this building has been substantially extended, along with the adjacent semi-detached property further east (9 Belvedere Road) and converted to form a care home (use class C2) known as 'Glenview'. These works were originally permitted under application reference: 08/02673/F, granted permission in August 2008 and have recently been completed.

PLANNING HISTORY

Application ref:	Proposal:	Decision:
17/04752/F	Change of use from 3 x flats to a 17 x bed extension to the nursing home at 8-9 Belvedere Road. External alterations to building including rear extension and side and rear dormer roof extension.	Withdrawn – 02/11/2017
49/02356/U_U	Conversion to three self-contained flats.	Granted – 24/06/1949

APPLICATION

The application seeks planning permission for a proposed extension to the ground floor flat, specifically relating to enlargement of the existing basement level. The proposals involve excavation to increase the depth of the basement level by between 20-40cm as well as width by a maximum of 4m. The proposed basement would span the complete footprint of the existing ground floor level. The majority of the proposed excavation would be towards the party wall shared with 8 Belvedere Road. It is highlighted that 8 Belvedere Road has also been extended at basement level to the boundary. The enlarged basement would form additional residential accommodation to the existing ground floor maisonette flat. No external alterations are proposed.

COMMUNITY INVOLVEMENT

The proposed development is classed as 'Minor' development; therefore there is no requirement for the Applicant to demonstrate community engagement prior to submitting the application.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

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RESPONSE TO PUBLICITY AND CONSULTATION

36 neighbouring properties were directly consulted in relation to the application. A site notice and press advert were also published, along with the application being listed on the planning section of the Council website.

The deadline for comments was 3rd September 2018.

A total of 30 responses were received in objection to the proposed development.

- The content of objections are summarised as follows:
- *Noise, disturbance, dirt, dust and other pollution during construction at other sites on the street*
- *Damage to neighbouring properties during and as a result of construction works*
- *Impact to the foundations and structure of adjacent properties*
- *The development will affect the look and feel of the road*
- *Previous development at other sites has resulted in closure of the road for 18 months which was frustrating for residents*
- *Heritage Statement document title has resulted in confusion as to what the enlarged basement would be used for*
- *This work may be a precursor to future applications to incorporate No.7 within the adjacent care home at Nos. 8 and 9*
- *Objections raised in relation to the previous application (17/04752/F) should be taken into account*
- *Impact of construction noise to residents at the existing care home at Nos. 8 and 9*
- *Disregard for planning regulations demonstrated by the developer at other sites on the street*
- *Issues with the scope and timing of consultation by the Council*
- *Object to additional care homes on the street*

COUNCILLOR CORRESPONDENCE

The application has been referred to Committee for determination by **Redland ward Councillor Fodor**. The reason for referral was as follows:

"I am calling this in line with the wishes of many residents and wish to ensure the cumulative impacts of the change of use of this residential street from housing into a series of Care Homes be considered at committee. While this is ostensibly a basement excavation the changes of use past and proposed would lead to a permanent increase in traffic and parking problems in a street unable to cope (and already subject to significant overspill parking from RPS areas nearby). The traffic implications of the deliveries, staff, emergency vehicles and visitors to the care home needs to be considered. There will be additional noise and disturbance from the

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operation of this business in a residential street. The impacts on heritage in the conservation area are also grounds for concern. In addition the construction traffic impacts, noise and dust, will be a problem. I therefore ask for it to be considered at committee if it is to be recommended for approval".

CASE OFFICER RESPONSES

It is highlighted that this application relates only to planning permission for extension of the existing flat at basement level and no change of use of the building. The previous application (17/04752/F - Withdrawn, November 2017) at the site which sought permission for change of use of the building to form an extension to the neighbouring care home is acknowledged. However, the scope of the current application is substantially different, including no change of use. This has been clarified by the applicant. The 'Heritage Statement' from the previous application was erroneously submitted unedited with the current application; however this has now been amended to accurately reflect the current proposal. As such, comments submitted which relate to change of use or the potential for the site to become a care home and the various issues this would create are not relevant to the current application. Also, comments submitted in relation to the previous application are not relevant given the differences between the applications. If an application was submitted for change of use of the building at a later date, this would be assessed upon its relative merits. It is worth highlighting that the previous submission to this effect was deemed unacceptable. If change of use was to take place without planning permission, this would be subject of enforcement investigation and action.

The situation in relation to the development at 8-9 Belvedere Road (now Glenview Nursing Home) is noted and the experiences of neighbours during this development appear highly unsatisfactory. It appears that the development could have been managed far better in order to minimise impact to neighbours. There are inevitable impacts of construction projects which cannot be avoided and the planning process can seek to manage and control these, however the extent of such control is limited. Refusal of planning permission on the basis of construction impacts is extremely difficult to sustain however given the temporary nature of such works. There are controls available under other legislation which allows the Local Authority to take action against or rectify unacceptable impacts of construction. Should disruptive construction works be undertaken at antisocial hours, complaints should be directed to Planning Enforcement or Pollution Control who are able to enforce under control of pollution legislation. Highways impacts of development are dealt with under highways legislation and the applicant would be referred to the Council's Highways team in the event of permission being granted. Applications for planning permission cannot be determined on the basis of compliance with separate, non-planning legislation. A full assessment of the impact of the development to neighbouring amenity will follow within the subsequent 'Assessment' section of this report.

With regards to the potential for damage to neighbouring properties, structural or otherwise as a result of development, it is highlighted that the development would be required to comply with all relevant Building Regulations. This would be certified by the separate Building Control process. Compliance with Building Regulations should ensure that construction is structurally adequate. It is noted that the applicant has submitted a Construction Statement from the project Structural Engineer (JDL Consultants Limited Civil and Structural Consulting Engineers). Ultimately, any damage to neighbouring properties as a result of construction is a civil matter between respective landowners. This is not a matter which the planning system can manage or resolve.

A detailed assessment of the acceptability of the proposed development in relation to all of the points raised following public consultation will follow in subsequent sections of this report.

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RELEVANT POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework – July 2018

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. Supplementary Planning Document 2 (A Guide for Designing House Alterations & Extensions) (2005)

The Downs Conservation Area Enhancement Statement (1993)

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

ASSESSMENT

(A) PROPOSED USE AND IMPACT TO NEIGHBOURING AMENITY

Section 17 of the NPPF outlines 12 'core planning principles' which should underpin both planmaking and decision-taking. One of these principles is that decision making should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy advocates that new development should give consideration to matters of neighbouring privacy, outlook and natural lighting.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. To achieve this, new buildings are expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Policy DM30 (Alterations to Existing Buildings) of the SADMP states that extensions and alterations to existing buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers. This will be by means of ensuring extensions would not result in harmful loss of sunlight or daylight through overshadowing of neighbours. Alterations to existing buildings should also leave sufficient usable external private space for the occupiers of the building.

The current application seeks planning permission for the proposed extension to the basement level of the existing ground floor maisonette flat to form additional residential accommodation for that flat. As such, the development does not involve any change of use and the introduction of additional residential accommodation would be of similar characteristics in terms of activity to the existing use of the site. Consequently, the proposed use is deemed compatible with the existing use of the site and appropriate for the residential area.

It is highlighted that the proposed enlargement of the existing basement would be entirely subterranean. No additional light wells are proposed or any external alterations to the building. It is also highlighted that the neighbouring property to the east (8 Belvedere Road) has been extended at basement level (Application reference: 08/02673/F, granted - August 2008). The neighbouring property to the west (6 Belvedere Road) includes a historic basement flat. As such, basements are historic features of this particular area. The proposed enlargement of the existing basement at the site would not visibly increase the mass or built parameters of the building. As such, no detrimental impact to neighbouring properties by way of loss of light, overshadowing, loss of outlook or enclosure would result. In this regard, the proposals would

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preserve an acceptable standard of amenity for adjoining occupiers.

It is recognised that subterranean construction and excavation can be particularly intensive given the requirement to remove significant quantities of earth. The disruption and impact of basement development at the adjacent site to the east (8 Belvedere Road) to neighbouring occupiers, as highlighted in consultation responses is noted. The current application is accompanied by a 'Construction Statement' which indicates that the basement will be excavated internally. This means that excavation will be completed predominantly by hand, using diamond drill (or similar) in small pieces. This differs from the construction completed at the neighbouring site where excavation was carried out externally using a hydraulic breaker fixed to an excavator. As such, the construction proposed in this instance stands to be less intensive than that completed at the neighbouring site. A condition requiring development to be completed in accordance with the supplied Construction Statement has been added to ensure the development is undertaken in the manner stated. Working hours (08:00 to 18:00 Monday to Friday and 09:00 to 14:00 Saturday) to safeguard the amenity of neighbouring occupiers will be controlled by condition. Beyond such controls, it is noted that construction would be for a temporary period and this would not result in permanent harm to the amenity and living conditions of neighbouring properties. Subject to the safeguarding conditions set out below, it is therefore concluded that the development would preserve a good standard of amenity for all existing and future occupants. This is in accordance with all relevant national and local planning policy and therefore the development is acceptable in this regard.

(B) APPEARANCE, CHARACTER & HERITAGE ASSETS

The Authority is required (under Section 72 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 the conservation area. 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 12 (Achieving well-designed places) of the NPPF outlines that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

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f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 of the NPPF also states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents".

Section 16 (Conserving and enhancing the historic environment) of the NPPF outlines that heritage assets "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 of the NPPF states that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary".

Paragraph 195 of the NPPF states that "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 of the NPPF states that "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, where appropriate, securing its optimum viable use".

Policy BCS21 (Quality Urban Design) of the Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 (Local Character & Distinctiveness) of the Site Allocations & Development Management Policies (SADMP) Local Plan outlines that all development is expected to contribute positively to an area's character and identity. The policy builds on policy BCS21 (above) by stipulating the characteristics which development should seek to respond to. General principles include:

- i. Responding appropriately to and incorporating existing land forms, green infrastructure

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assets and historic assets and features; and

ii. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and

iii. Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and

iv. Retaining, enhancing and creating important views into, out of and through the site; and

v. Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and

vi. Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and

vii. Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and

viii. Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.

The policy states that "development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions."

Policy DM30 (Alterations to Existing Buildings) of the SADMP states that extensions and alterations to existing buildings will be expected to:

- i. 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; and
- ii. Retain and/or reinstate traditional or distinctive architectural features and fabric; and
- iii. Safeguard the amenity of the host premises and neighbouring occupiers; and
- iv. Leave sufficient usable external private space for the occupiers of the building.

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

SPD2 (A Guide for Designing House Alterations and Extensions) was introduced to guide homeowners and building designers as to the design of extensions which will generally be acceptable. The document states that successful extensions should be subservient to the original house in terms of scale and positioning. Extensions should reflect the character of the property and wider area through the use of complementary design, form, building materials and windows and doors.

The unique character of the area which has warranted designation as a conservation area is described within The Downs Conservation Area Enhancement Statement. This document states of the conservation area "The Conservation Area is dominated by the Downs, an expansive plateau of open parkland, defined by the Avon Gorge and Westbury Road to the west and east with the slopes of Clifton and Stoke Bishop to the south and north. This was bought up mainly by the Wills family and laid out for the people of Bristol in the Victorian period. It is now maintained by the City of Bristol. It divides into six distinct areas". "Predominant materials in the area are characterised by the use of lias and pennant limestone rubble and render. Roofs, often

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visually dominant are of slate and tile. The elaborate boundary walls with their gate piers in ashlar stone, often with pierced arcading, are a feature of the area".

"The quality and consistency of building materials in many localities edging the Downs gives a distinctive character which is very sensitive to change and replacement. The loss of traditional boundary walls, piers and gates, to allow car parking in gardens downgrades the character of the period dwellings and their landscaped settings".

The application proposes enlargement of the existing basement to the ground floor maisonette flat. The proposed enlargement would comprise area totalling approximately 58m², contained entirely beneath the footprint of the existing building. As such, the proposed extension would wholly be within the built parameters of the existing building. Consequently, the scale of the proposed extension is found to be proportion and subservient to the scale of the overall building. It is highlighted that the extension would be entirely subterranean. Following development, there would be no perception of the enlargement from the public realm. The extension would therefore result in negligible impact to the appearance and character of the building, street or surrounding conservation area. As set out above, it is highlighted that the neighbouring property to the east (8 Belvedere Road) was granted planning permission for a basement extension of similar scale in 2008. This work has now been completed. Within this context, the proposed extension would not be out of character with other properties on the street. The proposal is not found to impinge upon important characteristics of the conservation area as described within the Enhancement Statement document. In light of the preceding assessment the proposed extension is deemed compliant with the objectives of national and local planning policy and is found acceptable on this basis.

OTHER MATTERS

It is noted that in this instance the development is a residential extension, rather than creation of an additional residential unit. As such, the development would not directly contribute to increased access or vehicular parking requirements beyond the existing level. A condition is attached to prevent subdivision of the basement to form a separate residential unit without further assessment.

The application also includes the internal lowering of the basement floor level by a maximum of 400mm. Matters regarding structural stability are not assessed by the planning process, however the agent has confirmed that the applicant has engaged the services of an engineering consultant to advise on this matter. As such the applicant is reminded by an advice attached to this permission that the onus is on them to ensure the structural integrity of the building and to apply for the relevant Building Regulations approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The following development types will be liable for CIL:

- i. Development comprising 100m² or more of new build floorspace
- ii. Development of less than 100m² of new build floorspace that results in the creation of one or more dwellings
- iii. The conversion of a building that is no longer in lawful use

The development would not create an additional unit or over 100m² of additional floor area and is consequently not liable to pay CIL.

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CONCLUSION

The proposed extension to the existing basement of the ground floor maisonette at 7 Belvedere Road would preserve the appearance and character of the building, street and surrounding conservation area. The proposed development would also avoid any long term harm to neighbouring living conditions and amenity. Consequently, the application is found to accord with all relevant national and local planning policy and no material considerations have been identified which would warrant refusal. On this basis, it is recommended to Members that planning permission is granted, subject to the conditions beneath.

RECOMMENDED GRANTED subject to condition(s)

Time limit 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. Construction hours

No construction works pursuant to the development hereby permitted shall take place outside of the hours of 08:00 and 18:00 Monday - Friday, 09:00 - 14:00 Saturday and no works at all shall take place on Sundays or Bank Holidays.

Reason: To safeguard the amenity and living conditions of neighbouring occupiers.

Post occupation management

3. Construction method

The proposed development shall be completed in full accordance with the method outlined in the supplied construction statement (Construction of basement, JDL Consultants Limited Civil and Structural Consulting Engineers, 7th September 2018) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity and living standards of adjacent residential premises.

4. Ancillary use restriction

The enlarged basement hereby approved shall be used only for an ancillary use, incidental to the enjoyment of the host dwelling known as Ground Floor Flat, 7 Belvedere Road, BS6 7JG. In particular, the basement shall not at any time be let or rented out for any purpose; moreover the additional accommodation shall not at any time in the future be sublet, sold or severed in any way from the host property the subject of this planning permission, without the grant of further planning permission.

Reason: Any other use of the basement requires further assessment with regard to amenity impact against the adopted Bristol Development Framework 2011 and the Bristol Site Allocations and Development Management Policies 2014.

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5. External Works to Match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

List of approved plans

6. 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.

P01 , received 23 July 2018

P04A Existing plans and elevations, received 23 July 2018

P05A Proposed plans and elevations, received 23 July 2018

Letter, received 23 July 2018

Construction Statement by JDL Consultants Limited Civil and Structural Consulting Engineers, received 7 September 2018

Heritage Statement, received 30 August 2018

Existing and Proposed Sections, received 23 July 2018

Reason: For the avoidance of doubt.

Advices

- 1 Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, City Hall, Bristol City Council, PO Box 3176, Bristol BS3 9FS.

- 2 Works to Floor Level

It is noted that the proposed internal works involve the excavation of the existing basement by a maximum of 400mm in depth and maximum of 4m in width. The applicant is advised that the structural implications of such works have not been assessed by this application and that the onus is on the applicant to undertake any necessary structural surveys and apply for any necessary permission under Building Regulations.

- 3 Highways restrictions

The applicant should be aware that any intended use of the public highway (footway and carriageway) must be subject of necessary approvals under Highways legislation. These should be sought via the Council's Highways team. More information is available at the following website:

<https://www.bristol.gov.uk/streets-travel/road-closures-for-temporary-works-ttro>