

CITY OF BRISTOL

Date of Notice 16 September 1976

Application No. 2249P/76S
R/69



Tel. 26031

15 SEP 1976

CITY PLANNING OFFICER'S DEPT.,
CABOT HOUSE,
DEANERY ROAD,
BRISTOL, BS1 5TZ

NOTICE OF DECISION UPON PROPOSED DEVELOPMENT

Proposal Ground floor Estate Agent's Office; First Floor Solicitor's Office

at 7 Redcatch Road, Knowle

Applicant: Name

Address

Owner (if other than applicant) Name

Address

~~PART 1. BUILDING REGULATIONS 1972 AND STATUTORY ENACTMENTS
(Excluding the Town and Country Planning Acts and Regulations).~~

The proposal is PASSED under this heading:

The Proposal does not comply with the requirements of the Building Regulations or Statutory Enactments referred to hereunder and is REJECTED for the following reason(s): —

~~It is hereby stated that the passing of such proposal operates as approval thereof only for the purposes of the requirements of the Building Regulations 1972 and of any section of the Public Health Act, 1936, as is referred to in Section 61, Sub-Section (1) of that Act, and Sections 30, 31 and 33 of the Public Health Act, 1961.~~

PART 2. TOWN AND COUNTRY PLANNING ACTS AND REGULATIONS.

This proposal is REFUSED for the reason that the proposal represents the net loss of one unit of living accommodation which, in aggregate, will adversely affect the efforts of the City Council to alleviate the housing shortage within the City.

City Planning Officer.

IT IS IMPORTANT YOU SHOULD READ THE NOTES OVERLEAF

BUILDING REGULATIONS 1972

1. The deposit of the plans be declared by the Local Authority to be of no effect if the work to which they relate is not commenced within three years of the date of deposit.

2. NO DEVIATION FROM THIS PLAN WILL BE PERMITTED UNLESS AMENDED PLANS HAVE BEEN APPROVED BY THE APPROPRIATE COMMITTEE.

3. A "builder" shall furnish the Local Authority with notices of commencement and completion of certain stages of work as laid down in the Building Regulations 1972, Sec. A11 (2), (5) and (6) as set out on the form enclosed, further copies of which may be obtained from the City Planning Officer.

4. If any person contravenes or fails to comply with any provision contained in the Building Regulations, he shall be liable to a fine not exceeding one hundred pounds (£100) and to a further fine not exceeding ten pounds (£10) for each day on which the default continues after he is convicted.

5. Before commencing the opening of any highway in connection with the works now approved, 7 days notice in writing must be given to the City Engineer and Surveyor.

6. A duly authorised officer of the Local Authority shall be permitted to make such tests of any drain or private sewer as may be necessary to establish compliance with any relevant provisions of the Regulations.

7. You have a right of appeal against this decision to a Court of Summary Jurisdiction within a period of twenty-one days from the date of posting of this Notice. The provisions of Section 67, Public Health Act, 1936 may also apply.

TOWN PLANNING

(1) If the applicant is aggrieved by the decision of the Council to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions he may by notice served within six months of receipt of this Notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. Appeals must be made on a form obtainable from the Secretary of State for the Environment, Whitehall, LONDON, S.W.1.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Part VIII of the Town and Country Planning Act, 1971.

(3) In certain circumstances, a claim may be made against the Council for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act, 1971.

PAVEMENT CROSSINGS AND SECONDARY ACCESS WAYS

- (a) The levels of entrances, pedestrian or vehicular must be above the level of the kerb opposite thereto; $\frac{3}{8}$ in. for each foot width of footway or at a level specifically agreed with the Assistant City Engineer (Works), Tel. 26031 ext. 566.
- (b) Section 155 of the Highways Act, 1959 enables the Corporation to construct a carriage crossing over a grass verge or kerbed footpath on an adopted highway at the expense of an occupier who habitually crosses it by a vehicle other than a motor-cycle or a vehicle of which the cylinder capacity of the engine does not exceed two hundred and fifty cubic centimetres.
An estimate of the cost may be obtained from this office.
- (c) You may ensure that the level of the garage floor is kept above the level of the secondary access way. Failure to do so may involve additional works and extra expense to the frontagers when the access way is made up. Advice as to levels to be observed may be obtained from the Assistant City Engineer (Works), Tel. 26031 ext. 566.

UTILITY SERVICES

Any approval given in this Notice of Decision does not imply that adequate Gas, Water, Electricity or Telephone Services are available. Applicants are advised, in their own interests, to satisfy themselves on this matter by making inquiries from the South Western Gas Board, the Bristol Waterworks Company, the South Western Electricity Board and the Post Office Telephones Department.