



NOTICE OF DECISION

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
DETERMINATION UNDER PART 3, CLASS OF SCHEDULE 2 (Changes of Use)**

Application No.	24/04839/COU
Address	286 - 292 Wells Road, Knowle, Bristol, BS4 2PU.
Description of Development	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Proposed change of use from a bank and ancillary office space (Use Class E(c(i))) to 9no. self-contained flats (Use Class C3), including refuse, recycling and cycle storage at ground floor level.
Agent	Stokes Morgan Planning Ltd
Applicant	Empyrean Properties Ltd
Decision	Prior Approval is given for the above development and as described in the notice to the council received on 5 December 2024

Date of decision: 23.01.25

The development must be carried out in accordance with the details approved and subject to the following conditions

Conditions

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.

2. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure safety.

3. List of approved plans and drawings

The development shall be carried out in accordance with the plans and details as listed below, unless the Local Planning Authority and the developer agree otherwise in writing.

Location plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL01 Existing ground floor plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL02 Existing first floor plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL03 Existing second floor plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL04 Existing elevation, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL05 Existing elevation, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL06 Existing elevation, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL10 Proposed ground floor plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL11 Proposed first floor plan, received 5 December 2024

2119-CMS-XX-XX-DR-A-PL12 Proposed second floor plan, received 5 December 2024

Waste management plan, received 5 December 2024

Building Regulations

This decision notice refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a Building Regulations approval and does not remove the need to obtain other consents, for example, under Building Regulations and/or Party Wall Acts.

Community Infrastructure Levy (CIL)

Please read carefully the attached Information Notice.

It is important that you read the following “Additional information”

Additional information for application no 24/04839/COU

Planning permission – important provisos

1. If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts or Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note.
2. It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

Compliance with the approved plans and conditions

3. The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or a part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.
4. If work on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

5. Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Register a new address

6. Bristol City Council is responsible for all property numbering and street naming in Bristol. You will need to apply for a property number and address if your planning permission involves the creation of a new dwelling or flat. Find more information on how to [register for a new address or make an amendment to an address](#)

Conditions compliance

7. Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.
8. A fee is payable for each request. A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.
9. The web page www.bristol.gov.uk/planning-and-building-regulations/planning-conditions provides further guidance on this process.

Right of Appeal

10. Applicants have a right of appeal against the requirements of any conditions attached to this approval. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify us (development.management@bristol.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

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Complaints

- 11 Only planning matters can be considered at an Appeal. If you think that the Council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website www.bristol.gov.uk/complaints-and-feedback or by calling 0117 9223000.



Community Infrastructure Levy (CIL) Change of use to C3 (Residential) – Prior approval consents Information Notice

Liability on planning permission no.	24/04839/COU
Description of development	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Proposed change of use from a bank and ancillary office space (Use Class E(c(i))) to 9no. self-contained flats (Use Class C3), including refuse, recycling and cycle storage at ground floor level.
Site address	286 - 292 Wells Road Knowle Bristol BS4 2PU

Under the Community Infrastructure Levy Regulations 2010 (as amended), the above planning permission first permits development once the council has received a Notice of Chargeable Development. This form can be found on the Planning Portal webpage and is titled Form 5: Notice of Chargeable Development.

www.planningportal.co.uk/cil

This form **must** be submitted prior to commencement of the development and **must** be accompanied by the following information:

- a plan showing the Gross Internal Area of the floorspace to be converted to C3 residential uses;
- A statement confirming whether any part of the building in which the development is occurring has been in lawful use for a continuous period of six months in the three years ending on the date that the Notice is received by the Council; and
- If it is claimed that the building has been in lawful use, evidence to substantiate this.

If it is concluded that the building is not in lawful use the development will be liable for CIL. Failure to submit a Notice of Chargeable Development for a CIL liable development will result in a surcharge of 20% of the chargeable amount, up to a maximum of £2,500, being added to the CIL liability.

If you have any queries about this Notice please either phone ([REDACTED]) or email cil@bristol.gov.uk, or [REDACTED]

Notices of Chargeable Development should be emailed to either of the above email addresses, or sent by post for the attention of Jim Cliffe, to the address below.