

From: Colin Pemble [REDACTED]
Sent: 12 November 2025 11:38
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: development.management@bristol.gov.uk
Subject: Re: S62A/2025/0126 2--5 Highland, Clifton, Bristol , BS8 2YB

Dear Leanne,

Thank you for your email. I note the discrepancy in the description, and having considered the suggested amendment to refer to a two-storey building, I can confirm on behalf of the applicant that this is acceptable.

I must confess to having made the error and apologise for any inconvenience this may have caused.

Regards,

Colin

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On Wed, 12 Nov 2025 at 11:06, Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk> wrote:

Dear Colin

I refer to the above application.

The Inspector has noticed that the description of development in the application form is not the same as what is shown on the plans or in your covering letter dated 15 September 2025.

The application form description reads as follows: *Demolition of buildings and clearance of site, redevelopment with a retained 4-bed HMO and 4no. Use Class flats in a 3-storey building. Altered access and provision of refuse and cycle storage.*

However, the plans and your covering letter clearly indicate the proposed replacement building is 2-storey. The letter also clarifies that the use class of the flats is C3 and that they are self-contained.

Notification and consultation letters have been issued with the application form description. The Inspector wishes to adopt the description in the covering letter instead, which is as follows:

Demolition of buildings and clearance of site, redevelopment to provide a retained 4-bedroom HMO and 4no. self-contained flats (Use Class C3) within a two-storey building, with altered access and provision of refuse and cycle storage.

Please can the applicant confirm if they are happy with this amended description. Having regard to interested parties, the Inspector does not consider it necessary to renotify or consult on this amended description given it accurately describes the plans and refers to a lesser amount of development in any case.

A response in the next couple of days would be appreciated.

I have copied this to the Local Planning Authority for information.

Kind regards

Leanne

Section 62A Applications Team