



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. 25/10493/COU

Address 11 - 13 Whiteladies Road, Bristol, BS8 1PB.

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 - 17 dwellings.

Agent Rapleys LLP

Applicant Rapleys LLP

Decision Prior Approval is **given** for the above development and as described in the notice to the council received on 3 February 2025

Date of decision: 28.03.25

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

Conditions

1. The development hereby approved shall be completed within a period of 3 years starting with the date of this decision.

Reason: As required by paragraph MA.2.(5) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

2. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

3. No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

4. Completion and Maintenance of Car/Vehicle Parking - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

5. 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.

104 P2 Proposed floor plans, received 28 March 2025
100 Location plan, received 3 February 2025
101 Existing site plan, received 3 February 2025
102 Proposed site plan, received 3 February 2025
103 Existing floor plans, received 3 February 2025
104 Proposed floor plans, received 3 February 2025
Noise impact assessment, received 3 February 2025
Prior approval, received 3 February 2025

Advice(s)

1. Restriction of Parking Permits - Existing Controlled Parking Zone/Residents Parking Scheme

You are advised that the Local Planning Authority has recommended to the Highways Authority which administers the existing Controlled Parking Zone/Residents Parking Scheme of which the development forms part that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Residents Parking Scheme.

2. The application has been assessed taking into account existing noise sources in the area including a neighbouring air source heat pump.

Future owners/occupants of the site are advised that given the matters above and that neighbouring uses have been in operation for some time prior to the development the subject of this application; that it may not be possible to uphold any noise complaints received from future residents of the site regarding noise impacts from existing neighbouring uses.

3. The site falls within a radon referral area, the applicant is advised to undertake a radon risk assessment to establish if radon protection measures are required as part of the development. An initial risk assessment can be undertaken by visiting <http://www.ukradon.org/> or contacting UK Radon on 01235 822622.

Time limit for commencement or completion of development

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 25/10493/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.	25/10493/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 - 17 dwellings.
Site address	11 - 13 Whiteladies Road Bristol BS8 1PB

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 [REDACTED] to the address below.

