

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 July 2025 18:50  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Application ref. 25/10985/F - 110 - 112 East Street

Hi [REDACTED],

Apologies about the delays in this application, it has been a particularly busy period.

Following the conclusion of our assessment, we are unfortunately minded to refuse the application based on the following reasons:

- The design and scale of the proposal is not considered to preserve the character of the Conservation Area. This stems from concern that the division of the Commercial Unit and Bin/Bike Storage at the frontage of East Street would have a negative visual impact on the Bedminster Conservation Area. Similarly, the rear elevation is not deemed to uplift the character of Herbert Street. Specifically, our Urban Design team expressed concern that the façade toward Herbert Street did not provide an active frontage. Finally, the single storey section of the design of the building also does not match with the urban grain of the buildings along Herbert Street.
- The liveability of the HMO is not considered to be acceptable in its current format – many rooms have a solitary window (single aspect) in close proximity to the neighbouring building that is north-east facing. Given this, there is general concern that the outlook provided would be poor, and that the amount of natural sunlight into these rooms would be limited. Additionally, the outdoor amenity space is surrounded by buildings on all sides (limiting direct sunlight) and is not in the most accessible location for occupiers on the second-floor.

Given the delays, and that there may have been some confusion over the initial pre-application response, I am happy to have a meeting to address these issues and find a development which would be acceptable in this location.

If you wish to appeal the refusal decision, this will be set out in the decision notice along with the full reasons for refusal.

Kind regards,

[REDACTED]  
**Senior Planning Officer**

Development Management  
Growth and Regeneration  
Bristol City Council  
City Hall  
College Green, Bristol BS1 5TR

[REDACTED]  
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