Bristol City Council Statement of Case

Appeal Ref: 24/02222/PINS

Application: Application for Planning permission for External alterations to ground floor entrance area, including the installation of a new shopfront and timber hand rails, and the raising of floor levels.
Site: The Landing (Ground Floor Café), 125 Redcliff Street, Bristol, BS1 6HU
Designation: Redcliffe Conservation Area; Bristol City Centre; Flood Zone 3.

1. Introduction

This statement is submitted on behalf of Bristol City Council as the Local Planning Authority (LPA) in respect of the appeal relating to external alterations at the ground-floor café at The Landing, 125 Redcliff Street, Bristol.

The proposed development comprises infilling of the existing recessed alcove to create a new shopfront, installation of new doors and windows, raising of internal and external floor levels, and provision of new timber handrails, as set out in the appellant's Planning Statement.

This statement summarises the LPA's assessment of the proposal, the consultation responses received, and the relevant planning policies.

2. Site Context

The site forms the entrance area to the ground-floor commercial unit within The Landing, a mixed-use commercial building located within the Redcliffe Conservation Area, adjacent to the Floating Harbour.

The area exhibits a predominantly commercial character, with a mixture of 20th-century office buildings and surviving Victorian warehouse-style structures, consistent with Character Area 1 of the Redcliffe Conservation Area Character Appraisal.

The Landing itself is a late-20th-century office block, providing active frontages to both Redcliff Street and Redcliff Quay Square.

3. Proposed Development

The development seeks permission for:

- Infill of the triangular entrance alcove
- Creation of a new shopfront in alignment with the existing building line
- Installation of black-framed windows, brick infill to match existing façade, and a relocated entrance
- Raising of internal and external floor levels
- Installation of new timber handrails to the existing ramp
- Associated modifications to access and circulation

Signage is indicative only and would be subject to a separate advertisement consent application.

4. Consultation Responses

4.1 Transport Development Management (TDM)

TDM raised no objection to the proposal.

4.2 Urban Design

I held a verbal consultation with the Urban Design team, during which we reviewed the proposed design, materials, access arrangements and other relevant aspects of the scheme. The Design Officer raised no objections, noting that the alterations are minor in nature and would not adversely affect the character of the building or the wider Redcliffe Conservation Area.

The only point raised for clarification related to the necessity of the proposed new timber handrails and whether these elements fully comply with Transport Development Management (TDM) requirements. This query did not amount to an objection, and following discussion, the Urban Design team confirmed that they are satisfied with the proposal overall.

Accordingly, the design has been supported by the Urban Design team.

4.3 Conservation Team

No comment was required; the matter was referred to Urban Design (standard approach for modern buildings within CA).

4.4 Pollution Control (Noise)

Pollution Control confirmed:

"I would have no objection to the application from a noise point of view."

Given the minor nature of works and existing commercial use, no amenity impacts are anticipated.

4.5 Coal Authority

The Coal Authority advised that no documents were visible at the time of initial consultation and requested re-consultation once available.

The development, however, concerns minor external alterations to an existing commercial building, and no coal-related risks are anticipated.

5. Relevant Planning Policy

National Planning Policy Framework (NPPF)

Core Strategy (2011)

BCS2 – City Centre

BCS15 – Sustainable Design

BCS16 – Flood Risk

BCS21 – Quality Urban Design

BCS22 – Conservation and the Historic Environment

Site Allocations and Development Management Policies (2014)

DM26 – Local Character and Distinctiveness

DM29 – Design of New Buildings

DM30 – Alterations to Existing Buildings

Bristol Central Area Plan (2015)

BCAP31 – Active Ground Floor Uses

BCAP47 – Approach to Redcliffe

Other Relevant Policies

Redcliffe Conservation Area Character Appraisal

Future of Redcliffe SPD

A Guide for Designing House Alterations and Extensions (SPD2), October 2005

Local Plan Review (emerging) – limited weight

Assessment

6.1 Design and Heritage

The proposal is modest in scale and sensitively designed. The infill shopfront uses materials and colours that integrate well with the host building (black framing, matching brickwork).

The works:

- Maintain and enhance an active frontage (BCAP31)
- Respect the character and proportions of the host building (DM30)
- Preserve the character of the Redcliffe Conservation Area (BCS22)
- Improve accessibility with level changes and compliant access (BCS21, DM29)

The Urban Design team confirms that the proposal will not harm the conservation area and will approve the proposal.

6.2 Sustainability

The proposal is minor in scale but does incorporate limited sustainability benefits that includes the use of sustainable materials . These modest measures accord with Policy BCS15, which encourages sustainable design and construction across all forms of development.

6.3 Flood Risk

The site lies in Flood Zone 3.

The alterations are minor, involving no new floorspace and no vulnerable uses. The raising of floor levels is a resilience measure.

The national flood risk standing advice confirms that a sequential test is not required for minor external alterations not involving new buildings or access routes. The proposal therefore complies with BCS16.

6.4 Noise and Amenity

Pollution Control raised no concerns.

The operational use remains unchanged and no adverse amenity effects are expected.

6.5 Highways and Access

No objections were raised by TDM.

The improved entrance and rationalised external area are acceptable and compliant with DM23/DM29 principles.

7. LPA Position

Based on the submitted information, consultation responses, and policy assessment, the LPA concludes:

The proposal is policy compliant, including with Core Strategy Policies BCS2, BCS15, BCS16, BCS21, BCS22, DM Policies DM26, DM29, DM30, and BCAP Policies 31 and 47.

The development preserves the character of the Redcliffe Conservation Area.

No internal consultees have raised objections.

The scheme represents an appropriate, and modest enhancement to the existing commercial unit.

8. Conclusion

Having reviewed the submitted information, the consultation responses and the relevant planning policies, the LPA is satisfied that the proposed external alterations are acceptable in planning terms. The works are minor in scale, do not result in any harm to the character or appearance of the Redcliffe Conservation Area, and integrate appropriately with the host building. No internal consultees have raised objections, and the proposal accords with the relevant policies of the Development Plan, including BCS2, BCS15, BCS16, BCS21, BCS22, DM26, DM29, DM30 and BCAP31 and BCAP47. The LPA therefore considers the scheme to be acceptable and raises no objection to the non-determination appeal being allowed, subject to the recommended conditions set out above.

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.Materials to Match Existing

All external materials, including brickwork, frames and glazing, shall match the existing building in colour, texture and appearance unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development preserves the character and appearance of the Redcliffe Conservation Area, in accordance with Policies BCS21, BCS22 and DM30.

3.Signage

No signage shall be illuminated or projected on the shopfront.

Reason: To protect the visual amenity of the area and to ensure the character of the building and conservation area is preserved, in accordance with Policy DM29.