



NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Decision : GRANTED subject to condition(s)

Application no: 17/04561/X

Type of application: Variation/Deletion of a Condition

Site address: Westmoreland House, 104 - 106 Stokes Croft, Bristol, BS1 3RU.

Description of development: Variation of condition Numbers 4 (Recording of those parts of the building which are likely to be disturbed or concealed) & 5 (List of Plans attached to original consent) attached to listed building consent ref - 14/05982/LA.

Applicant: PG Group

Agent: CSJ Planning Consultants Ltd

Committee/Delegation date: 01.12.17

Date of Notice: 6th December 2017

Important: Compliance with conditions

- Please read the conditions and understand their requirements and restrictions
- Some conditions may relate to a specific element of work, and require details to be submitted and approved before any work on that element commences.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.

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Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the 7 July 2018.

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.

Pre commencement condition(s)

2. Notwithstanding any materials noted on any approved plans, sample panels of all the external materials and finishes to all buildings, associated plant areas, walls, hard landscape features including paved surfaces, demonstrating coursing, jointing and pointing to the masonry, are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory and that the character, appearance and setting of surrounding Conservation Areas and Listed Buildings would not be harmed.

3. Notwithstanding the details shown on the submitted plans, detailed drawings of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- a) Detailed design of roof dormers on Grade II_ Carriageworks
- b) Detailed design of replacement windows on Grade II_ Carriageworks

Reason: In the interests of visual amenity and the character of the area.

4. Prior to the demolition of each building shown on drawings 151123_D1001-1007, the applicant / developer shall survey and record any elements of heritage or architectural value. Thereafter, no redevelopment or refurbishment shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

List of approved plans

5. 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.

A2493 303 R25 , received 2 September 2015

A2493 304 R25 , received 2 September 2015

A2493 200 R25 , received 2 September 2015

Application No: 17/04561/X

A2493 201 R25 , received 2 September 2015
A2493 202 R25 , received 2 September 2015
A2493 203 R25 , received 2 September 2015
A2493 204 R25 , received 2 September 2015
A2493 205 R25 , received 2 September 2015
A2493 206 R25 , received 2 September 2015
A2493 207 R25 , received 2 September 2015
A2493 300 R25 , received 2 September 2015
A2493 310 R25 , received 2 September 2015
151123_D1001_2_Ground Floor Demolition Plan, received 8 August 2017
151123_D1002_2_First Floor Demolition Plan, received 8 August 2017
151123_D1003_2_Second floor Demolition Plan, received 8 August 2017
151123_D1004_2_Third Floor Demolition Plan, received 8 August 2017
151123_D1005_2_Fourth Floor Demolition Plan, received 8 August 2017
151123_D1006_2_Fifth Floor Demolition Plan, received 8 August 2017
151123_D1007_2_Sixth Floor Demolition Plan, received 8 August 2017

Reason: For the avoidance of doubt.

Article 35 Statement

In dealing with the application we have worked with the applicant in a positive and pro-active manner and have implemented the requirement in the National Planning Policy Framework paragraph 187.

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

Additional information for application no 17/04561/X

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.

Conditions compliance

6. 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'.
7. 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.
8. The web page www.bristol.gov.uk/planning-and-building-regulations/planning-conditions provides further guidance on this process.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 17/04561/X

Right of Appeal

9. Applicants have a right of appeal against the requirements of any conditions attached to this approval. Appeals are made to the Planning Inspectorate on a form obtainable from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. They can be contacted on 0303 444 5000, and further information is on the Planning Inspectorates website www.gov.uk/appeal-planning-inspectorate. You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Complaints

10. 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.

