



# NOTICE OF DECISION

## Town and Country Planning Act 1990 (as amended) Planning (Listed Buildings and Conservation Areas) Act 1990

<b>Decision :</b>	GRANTED subject to condition(s)
<b>Application no:</b>	12/03939/LA
<b>Type of application:</b>	Listed Building Consent (Alter/Extend)
<b>Site address:</b>	Christchurch Studios, Portland Street, Clifton, Bristol.
<b>Description of development:</b>	Renew roof covering with a breathable membrane, battens and artificial slates, provide insulation below the new roof covering. re-line the parapet gutters in lead. Lift and re-bed coping stones to perimeter parapet wall. Hack off existing cementitious render to the rear face of the parapet wall and renew with a lime based render.
<b>Applicant:</b>	Bristol Old Vic Theatre School
<b>Agent:</b>	Tuffin Ferraby Taylor
<b>Committee/delegation date:</b>	08.11.12

### 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.
- The council monitors compliance with planning conditions.

Application No: 12/03939/LA

**DECISION: GRANTED subject to condition(s)**

**Condition(s)**

**Time limit for commencement of development**

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

**Pre occupation condition(s)**

2. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

**List of approved plans**

3. 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.

001 Site layout & location plans, received 18 September 2012  
002 Existing & proposed roof plans, received 18 September 2012  
004 Proposed sections through roof, received 18 September 2012

Reason: For the avoidance of doubt.

**Reasons for granting approval**

Taking account of Section 38(6) of the Planning and Compulsory Purchase Act 2004, it has been concluded that the development accords with the policies of the Development Plan comprising the Joint Replacement Structure Plan adopted September 2002, The Bristol Core Strategy 2011 and the saved Adopted Bristol Local Plan, December 1997, so far as material to the application and the National Planning Policy Framework – March 2012 and all other material planning considerations listed below including emerging Development Plan policies:

B18 Alterations to Traditional Buildings  
BCS22 Conservation and the Historic Environment  
DM29 Heritage Assets

Application No: 12/03939/LA



Service Manager, Development Management  
Brunel House, St. George's Road, Bristol BS1 5UY

**Date of Notice:** 08.11.12

**It is important that you read the following "Additional information"**

## **Additional information for application no 12/03939/LA**

### **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.

### **Monitoring**

6. Bristol City Council actively monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

### **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 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 leaflet "Complying with planning conditions" provides further guidance on this process (see [www.bristol.gov.uk/planningdecisions](http://www.bristol.gov.uk/planningdecisions))

### **Right of Appeal**

10. 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 0117 3728000, and further information is on the Planning Inspectorates website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

### **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 comment under the council's "Fair Comment" procedures, details can be found on the councils website [www.bristol.gov.uk/faircomment](http://www.bristol.gov.uk/faircomment) or by calling 0117 9223000.