



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: 24/04065/F

Type of application: Full Planning

Site address: Christchurch Studios, 38 Portland Street, Clifton, Bristol, BS8 4JB.

Description of development: Change of use of existing building to 9 flats, office and associated alterations to the building.

Applicant: Crossman (Portland Street) Ltd

Agent: Crossman Acquisitions Ltd

Committee/delegation date: 07.03.25

Date of Notice: 07.03.25

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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Condition(s)

Time limit for commencement of development

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.

Pre commencement condition(s)

2. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians)
- o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods to protect cobblestones and slabs on the neighbouring streets and pavement during the construction period.
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, and protection of the streets within the Conservation Area.

Pre occupation condition(s)

3. Method Statements

Prior to commencement a method statement/statements for the following and shall be submitted to the local Planning authority and approved in writing:

- a) Intended process for demolitions including the forming of new openings and removal of existing roof structure, demolition using suitable hand tools, the use of all temporary structural support, the insertion of permanent structural support, and the

removal of all fabric from site in a way that ensures the buildings fixtures and fittings are protected, and the making-good subsequent to demolitions.

b) For the restoration and refurbishment of existing windows and detailing the process of identifying defects, removing and replacing frame or sash box elements, providing draft proofing or reprofiling, the replacement of any glass panes, and replacement in the building.

c) all proposed cleaning and restoration of existing exterior finishes of the building including brickwork, stonework, and render and detailing the use of all mechanical, vapour, liquid, chemical or abrasive methods of removing airborne pollutants, organic growth, and loose and failed fabric and the use of tools and suitably trained personnel, and the repointing and repair of masonry.

Development shall be completed in accordance with the approved method statement.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area.

4. Detailed Drawings

Prior to commencement detailed drawings of the following and shall be submitted to the local planning authority and approved in writing:

- a) 1:5 section details and 1:10 elevation details of all proposed new windows, rooflights, other glazing and secondary glazing and showing all materials, frames, profiles, opening lights, glazing bars, and fabric connections with head, reveal and cills
- b) 1:5 section details and 1:10 elevation details of all new internal and external doors and showing all proposed materials, frames profiles, panelling, beading and mouldings, architrave and fabric conditions at head, reveal and threshold.
- c) typical 1:5 section details of proposed partition walls within the Listed building and fabric connections at wall, floor and ceiling
- d) 1:5 section detail of proposed floor build-up, showing the proposed ceiling and floor treatment, proposed materials, and all fire and acoustic separation.
- e) 1:5 section details of the proposed roof and dormers showing all intended materials, jey junctions at ridge and angle, thermal upgrading, and build-up and guttering and fabric connections with the existing parapet
- f) section details to an appropriate scale showing proposed new stairs, balustrades, and handrails.
- g) 1:5 section details and 1:10 elevation details of all proposed bin and bike stores and showing all proposed structure, external materials, fabrication, doors, roof and eaves.

Development shall be completed in accordance with the approved drawings.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area.

5. Materials

Prior to commencement the following materials samples shall be made available to the Local Planning Authority in their intended colour, composition, and finish and approved in writing:

- a) Roof slate
- b) Standing-seam zinc for dormers
- c) Ridge tiles

d) Rainwater goods

Development shall be completed in accordance with the approved materials.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area

6. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

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

7. 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.

8. Partitions - Listed Building

All new partitions shall be scribed around the existing ornamental plaster mouldings.

Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving its special architectural or historic interest.

9. No building or use hereby permitted shall be occupied or use commenced until the refuse/area and where necessary, dropped kerb(s) to facilitate the manoeuvring of four wheeled bins onto the carriageway 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 for the lifetime of the development.

The refuse store/area is not to be used for any other purpose other than the storage of refuse and recyclable materials. 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.

10. Completion and Maintenance of Cycle Provision - Shown on approved plans

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.

11. Renewable energy (Air Source Heat Pump) - where further detail is required

Prior to implementation, details of the air source heat pump (ASHP) (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing.

The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

12. Noise from air source heat pumps

No commencement of use of any air source heat pumps shall take place until an assessment on noise from the heat pump(s) at nearby residential properties has been submitted to and been approved in writing by the Local Planning Authority.

If the assessment indicates that noise from the air source heat pump(s) is likely to affect neighbouring residential or commercial properties then a scheme of noise mitigation measures shall be submitted to and approved in writing by the Council prior to the commencement of the development.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

Reason: To protect the amenity of future occupiers, nearby residential properties and the area generally.

Advice

Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Code of practice for noise and vibration control on construction and open sites and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". The hours that are usually allowed for construction or demolition works that are audible at any residential property to be carried out are 8.00 to 18.00 Monday to Friday and 8.00 to 13.00 Saturdays. Further information can be obtained from Pollution Control, Bristol City Council pollution@bristol.gov.uk.

13. Information to future occupiers (agent of change principle)

No commencement of use shall take place until a details of the information to be provided to prospective purchasers or occupants of the new dwellings and commercial space that indicates the existence of nearby licensed premises that have been in operation for some time prior to the development the subject of this

application. This information should set out that agent of change principles exist and it may not be possible to uphold any noise complaints received from future residents of the site regarding noise impacts from neighbouring licensed premises.

A copy of the information shall be submitted to the Local Planning Authority and approved in writing. Such details shall then be provided to prospective purchasers or occupants for the lifetime of the approved development.

Reason: In the interests of ensuring that internal noise levels within the residential accommodation hereby approved will be acceptable and not harmed by noise from nearby commercial venues, including the Rhubarb Tavern; and to ensure that the ongoing viability of nearby venues, such as the Coronation Tap, will not be prejudiced by the approval of residential accommodation in their vicinity.

List of approved plans

14. 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.

W0802-WW-XX-00-DR-A-1210-S2-A Level 00 Demolition Plan REV A, received 27 November 2024

W0802-WW-XX-01-DR-A-1211-S2-B Level 01 Demolition Plan REV B, received 27 November 2024

W0802-WW-XX-02-DR-A-1212-S2-B Level 02 Demolition Plan REV B, received 27 November 2024

W0802-WW-XX-B1-DR-A-1209-S2-A Level B1 Demolition Plan REV A, received 27 November 2024

W0802-WW-ZZ-ZZ-GA-A-0402-S2-A Existing & Proposed North West Sections, received 27 November 2024

W0802-WW-ZZ-ZZ-GA-A-0403-S2-A Existing & Proposed North East Sections, received 27 November 2024

W802-WW-XX-XX-GA-A-0101-S0 Location plan, received 15 October 2024

W0802-WW-XX-XX-GA-A-0102 Existing and proposed site plan, received 15 October 2024

6064-2 Existing basement plan, received 15 October 2024

6064-3 Existing ground floor plan, received 15 October 2024

6064-4 Existing first floor plan, received 15 October 2024

6064-5 Existing second floor plan, received 15 October 2024

6064-6 Existing third floor plan, received 15 October 2024

W0802-WW-XX-00-DR-A-0220 Level 00 plan, received 15 October 2024

W0802-WW-XX-01-DR-A-0221-S2 Rev B Level 01 plan, received 5 March 2025

W0802-WW-XX-02-DR-A-0222 Level 02 plan, received 15 October 2024

W0802-WW-XX-03-DR-A-0223 Level 03 plan, received 15 October 2024

W0802-WW-XX-04-DR-A-0224 Level 04 plan, received 15 October 2024

W0802-WW-XX-05-DR-A-0225 Roof plan, received 15 October 2024

W0802-WW-XX-B1-DR-A-0219 Level 1B plan, received 15 October 2024

W0802-WW-XX-B1-DR-A-1209 Rev A Level 1B demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1210 Rev A Level 00 demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1211 Rev B Level 01 demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1212 Rev B Level 02 demolition plan, received 27

November 2024

W0802-WW-XX-B1-DR-A-1213 Rev B Level 03 demolition plan, received 27

November 2024

W0802-WW-ZZ-ZZ-DR-A-0300 Existing north elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0301 Existing east elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0302 Existing south elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0303 Existing west elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0310 Proposed north elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0311 Proposed east elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0312 Proposed south elevation, received 15 October 2024

W0802-WW-ZZ-ZZ-DR-A-0313 Proposed west elevation, received 15 October 2024

W0802-WW-XX-ZZ-DT-A-5100 Stair 01 details, received 15 October 2024

W0802-WW-ZZ-01-DT-A-1280 Rev A Thermal insulation strategy materials, received 28 October 2024

W0802-WW-ZZ-XX-DT-A-5300 Repair methodology for windows, received 15 October 2024

W0802-WW-ZZ-XX-DT-A-5301 Proposed strategy for existing windows, received 15 October 2024

Employment and skill strategy, received 15 October 2024

Energy strategy, received 15 October 2024

Reason: For the avoidance of doubt.

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. Noise and Nuisance complaints

The application has been assessed taking into account existing noise and odour sources in the area including the neighbouring Coronation Tap Public House.

The planning consent includes a condition requiring mitigation measures to be provided by the developer to ensure an acceptable living environment for future residents. However, future owners/occupants of the site are advised that given the matters above and that the Coronation Tap has 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.

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.

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Coal Authority Low Risk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 (2019) paragraph 38.

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

Additional information for application no 24/04065/F

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.

Register a new address

5. 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](#)

Amendments

6. 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

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.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

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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/appeal-planning-decision>

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.

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.