



NOTICE OF DECISION

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

Decision : GRANTED subject to condition(s)

Application no: 24/04066/LA

Type of application: Listed Building Consent (Alter/Extend)

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. 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. 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.

3. 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 an 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.

4. 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

5. 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.

6. 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.

7. 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.

List of approved plans

8. 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-03-DR-A-1213-S2-B Level 03 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

Location 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-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-S2 Rev A Level 1B demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1210-S2 Rev A Level 00 demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1211-S2 REV B Level 01 demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1212-S2 Rev B Level 02 demolition plan, received 27 November 2024

W0802-WW-XX-B1-DR-A-1213-S2 Rev B Level 03 Demolition plan, received 27 November 2024

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

Application No: 24/04066/LA

W0802-WW-ZZ-ZZ-DR-A-0313 Proposed west elevation, received 15 October 2024
W0802-WW-ZZ-ZZ-GA-A-0400 Proposed section, 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 and 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

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 (2019) paragraph 38.

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

Additional information for application no 24/04066/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.

Variations

5. Where listed building consent has been granted subject to conditions, you may apply to vary or remove a condition under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. An application must be made using the standard application form.

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 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: 24/04066/LA

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/planning-inspectorate>

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.