

Extension: Revised expiry date	7 March 2025
'Hold Date'	

Bristol City Council Development Management

Delegated Report and Decision

Application No:	24/04066/LA	Registered:	15 October 2024
Type of Application:	Listed Building Consent (Alter/Extend)		
Case Officer:	Ben Royston	Expiry Date:	10 December 2024

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.

Ward: Clifton

Consultation Expiry Dates:

Advert 20 Nov 2024
and/or Site 20 Nov 2024
Notice:

Neighbour: 21 Nov 2024

SITE DESCRIPTION

The application site is located at 38 Portland Street and is known as Christchurch Studios. The property was constructed in the mid-19th century originally as a warehouse, although has since been used for a variety of uses including parish hall, and more recently a recording/editing studio, theatrical teaching space and associated office.

The property is a mid-terraced building, four-storeys in height, with masonry construction and a traditional pitched cut non-original timber framed roof. The property lies between Portland Street (to the south) and Gloucester Street (to the north) and has a main access to both streets, which are a storey apart in levels.

The property is Grade II listed as part of Carter's Buildings and Carter's Warehouse (List Entry Number: 1202450) and located within the Clifton and Hotwells Conservation Area.

RELEVANT PLANNING HISTORY

12/03939/LA: 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

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wall and renew with a lime based render. GRANTED subject to conditions on 08.11.2012.
86/01737/F: Addition of louvred dormer units for fresh air intake and extract. GRANTED subject to conditions on 11.08.1986.

APPLICATION

Planning permission is sought for the change of use of existing building to 9 flats, office and associated alterations to the building.

The schedule of the proposed flats would be as follows

- Flat 1. 1 bed 2 persons apartment (53m²)
- Flat 2. 2 bed 3 persons apartment (66m²)
- Flat 3. 2 bed 4 persons apartment (73m²)
- Flat 4. 1 bed 2 persons apartment (55m²)
- Flat 5. 2 bed 4 persons apartment (71m²)
- Flat 6. 2 bed 4 persons apartment (74m²)
- Flat 7. 3 bed 6 persons duplex apartment (112m²)
- Flat 8. 3 bed 6 persons duplex apartment (136m²)
- Flat 9. 3 bed 6 persons duplex apartment (143m²).

There would be a total of 254m² of office space at ground and basement level.

Please see plans and supporting documentation for full details.

A concurrent full planning application (24/04065/F) has been submitted alongside this application

RESPONSE TO CONSULTATION AND PUBLICITY

Neighbours were consulted by letter with a deadline to respond of 21.11.2024.
Site and press notices issued with expiry date of 20.11.2024.

A total of 21 representations have been received (across this and the concurrent full planning application) , 4 of which are objecting to the scheme, with 17 in support.

The key reasons for objection are summarised as follows:

- Failure to notify flats on Sion Place and Gloucester Row that use a car park on Gloucester Street.
- Potential for construction to damage the cobbled streets
- Increase in use of streets for access and deliveries
- Proposed parking space provision is unworkable.
- Property not marketed to all potential community uses
- Concern over sewage/foul water dispersal
- Inconvenience to existing residents
- Agent of change concerns regarding noise from The Coronation Tap.
- Concern over raised height of the building and potential for overlooking and privacy issues.

The key reasons for support are summarised as follows:

- Restoration, repair and adaptive use of a Listed Building should be supported
- Mixed use development is policy compliant
- New uses are viable and sustainable
- Well suited to residential area in a sustainable location.
- Addition of new residential units where housing is needed in Bristol
- Sympathetic to Conservation Area.

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- Would end students congregating outside residential properties nearby.
- Improve amenity for residential properties nearby
- Economic benefits of the development

OTHER COMMENTS:

The Conservation Advisory Panel has commented as follows:

'The revised scheme was preferable to the previous one. More information has been submitted to show that the interiors of the building have already been damaged, and the roof proposal is improved. However, the views taken from street level in the DAS appear to have been taken from pavement level rather than eye level, and these need to be redrawn to show whether or not the proposed dormers would be visible from the street. Subject to this point being satisfactorily resolved, the Panel was neutral'.

Historic England has commented as follows:

'Significance of Designated Heritage Assets

The property forms part of a development of 14 houses and a former warehouse known as Carter's Buildings, with its principal elevation onto Gloucester Street, but extending back onto Portland Street. The building group was built circa 1793, according to the list description, although noted in the heritage assessment as being constructed much later in 1854, probably by Foster and Woods Architects. The central warehouse, flanked by seven houses on either side, has a polite composition to both its north and south elevations and is materially indicative of the local palette and quite distinct. The warehouse, currently used by the Bristol Old Vic Theatre School, has had former uses as a school, social institute and recording studios. Its significance is derived from its aesthetic, historic and communal heritage values, also contributed by its building fabric and design, being a unique arrangement of a unified development of courtyard housing with a central warehouse.

The building is designated as Grade II, and great weight should be given to its conservation. The National Planning Policy Framework (NPPF) defines 'conservation' as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.

Summary of proposals.

The proposals are for the conversion of the existing building into residential and office accommodation with the addition of an upward extension. Impact of the Proposed Development As the existing building is Grade II, our statutory remit is limited to element of substantial demolition of external elevations, roof or internal structures. Therefore, while your authority would be tasked with assessing impacts on the building's interior and setting within the Clifton Conservation Area, we would provide advice on the specific proposal to remove the existing roof, which is proposed to be replaced with a mansard. The visual impact of constructing a mansard on the character and appearance of the conservation area would also be for your conservation advisor to consider.

With regard to the proposals to replace the existing roof, we understand from the submitted information that the conventional pitched roof, supported on trusses was altered in the 1980's (addition of dormers) and later re-roofed with new slates in 2012. Further to providing pre-application advice to the applicant, we are pleased that the proposals now retain the substantial historic structural elements. The removal of the existing pitched roof form will impact on character and significance, although we understand that in terms of fabric this is almost entirely modern.

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Planning Legislation & Policy Context

Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to "have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses".

Section 72 of the act refers to the council's need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties.

Paragraph 205 states that in considering the impact of proposed development on significance, great weight should be given to the asset's conservation. Paragraph 206 goes on to say that clear and convincing justification is needed if there is loss or harm.

Historic England's advice is provided in line with the importance attached to significance and setting with respect to heritage assets as recognised by the Government's revised National Planning Policy Framework (NPPF) and in guidance, including the Planning Practice Guidance (PPG), and good practice advice notes produced by Historic England on behalf of the Historic Environment Forum (Historic Environment Good Practice Advice in Planning Notes (2015 & 2017)).

The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any harm (whether substantial or less than substantial) is to be given great weight, and any harm to, or loss of, the significance of a designated heritage asset (or site of equivalent significance) should require clear and convincing justification.

Position.

While the form of the roof is to change as part of the proposed works and development, the historic elements of the historic roof are to remain. Overall, there is likely to be some harm to significance, which should be assessed by your authority. However, as it stands, we do not object to the proposed conversion and alterations.

Recommendation

Historic England does not object to the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.'

The Conservation Officer has commented as follows:

Initial Comments (5th November 2024):

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'The Heritage statement is much improved from pre-app discussions and now provides a good level of information on the remaining significance of the building. We recognise that there is significant intervention to the building, particularly the conversion to BBC studios. The historic interest of either the original warehouse use or the later parish use has been heavily eroded. Where architectural or historic interest survives, this is largely reserved for the wall and floor fabric and roof structure.

With regard to this, there is only a single, proposed, section; corresponding demolition and proposed sections are required to understand the current arrangement and the impacts of any intended demolition or infill of floors as part of proposals.

Further clarification also needs to be made on the proposed demolition plan for Level 1 at the North end, around the existing Lobby area. The proposed plan appears to retain the existing wall fabric here, whereas the demolition plan shows complete demolition.

Please re-consult Conservation following receipt of the additional drawings.'

Final Comments (dated 5th December 2024):

'The proposed redevelopment of the building will pose a low degree of harm to the special architectural and historic character of the listed building and character of the Clifton Conservation Area.

A long sequence of alterations to the original warehouse building have resulted in an interior that's heavily compromised and lacking in fabric and details that risk loss.

We are required to place great weight in the conservation of designated heritage assets. Where harm is not substantial the NPPF allows for tangible public benefits to be considered in offsetting that harm where it is justified. The low degree of harm posed through complete subdivision and the removal and replacement of the roof to a new profile is justified and the impact of the change of roof profile minimised. The retention of the original roof structures is an important aspect that ensures these survive to ensure legibility of the historic form.

The public benefit arising from the new residential units is clear, and this and economic benefit, are accepted in the planning balance in offsetting the low degree of harm posed to designated heritage assets. We are satisfied that development aligns with the NPPF and Local plan policies designed to protect the historic environment, subject to all relevant standard Listed building conditions being applied to any consent along with the following:

METHOD STATEMENTS
DETAILED DRAWINGS
MATERIALS'

Conservation Section has commented as follows:-

Re-consultation following revised plans - all revised plans uploaded to idox dated 27/11/2024

RELEVANT POLICIES

Clifton & Hotwells Conservation Area Character Appraisal

Planning (Listed Buildings & Conservation Areas) Act 1990

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National Planning Policy Framework – December 2024

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUE:

A. IS THE PROPOSED DESIGN ACCEPTABLE, WOULD IT HARM THE HISTORIC FABRIC OF THE GRADE II LISTED BUILDING AND WOULD IT PRESERVE OR ENHANCE THE SPECIAL CHARACTER OF THIS PART OF THE CLIFTON AND HOTWELLS CONSERVATION AREA?

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight." [48].

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) 2024 states (in paragraph 212) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 further states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 216 also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In addition, Bristol Core Strategy (Adopted 2011) Policy BCS22 seeks to ensure that development proposals safeguard or enhance heritage assets in the city with Policy DM31 in the Site Allocations and Development Management Policies (Adopted 2014) expressing that alterations to buildings

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should preserve or enhance historic settings. Policy BCS21 also requires new development in Bristol to deliver high quality urban design and sets out criteria to measure developments against including the need for development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

Policy DM26 more specifically states that the design of development proposals should contribute towards local character and distinctiveness by responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines, skylines and roofscapes. Policy DM27 further expresses that the layout, form, pattern and arrangement of streets, buildings and landscapes should contribute towards to creation of quality urban space and that the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces and setting. Policy DM30 further states that any extensions and alterations to existing buildings should respect the siting, scale, form, proportions, materials and overall design and character of the host building and broader street scene. DM30 further states that extensions should be physically and visually subservient to the host building, including its roof form.

The proposed alterations to the building include:

- o Infill of double height spaces to reinstate floors (as per the likely original warehouse storeys) including the creation of staircases in the third to fourth floor duplex apartments
- o New partition walls and subdivisions throughout to create the new apartments
- o Insertion of new services to support kitchens and bathrooms in the apartments
- o Installation of a new mansard roof form with retained historic trusses
- o Insertion of a new staircase from basement to ground floor to facilitate the use of the basement and ground as connected office spaces
- o The reinstatement of blocked double height windows spanning ground and first floors

The proposed alterations to the Grade II Listed Building would have limited impact on the elevations of the building and the Conservation Officer has confirmed that upon revision, the proposals are acceptable and that the low degree of harm to the special architectural and historic character of the Listed building.

It is acknowledged that the existing roof profile is recent, with the slate roofing being installed in 2012 and that the conventional pitched roof and supporting trusses were altered substantially in the 1980s.

The proposed new roof with additional dormers and raised roof height would have limited impact on the design of the building and would not be any more visible at street level than the existing. Whilst there would be additional roof formers in the roof structure, they would be set down from the roof ridge and would be less visible than the current west side gabled dormers.

The public benefit arising from the new residential units is clear, and this, in combination with the economic benefit of retaining the commercial office space and communal hot-desking offering, are accepted in the planning balance in offsetting the low degree of harm posed to designated heritage assets. Officers are satisfied that development aligns with the NPPF and Local plan policies designed to protect the historic environment, subject to the conditions attached to the decision.

CONCLUSION

The proposed development would result in a low degree of harm to the Grade II Listed building as set out in the NPPF. The tangible benefits of restoration of original features, preservation of the remaining historic fabric, retaining the building in active use and public benefit of nine additional dwellings for the City's housing stock are considered to be significant in terms of public benefit that outweigh the harms

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posed. The application is considered policy compliant in all other matters, would preserve the special character of the Clifton and Hotwells Conservation Area and is recommended for approval on that basis.

EQUALITY ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equality Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

RECOMMENDED GRANTED subject to 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 exiting 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 lose 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.

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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.

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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

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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
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.

Advices

Case Officer: Ben Royston

Authorisation: Peter Westbury

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