



NOTICE OF DECISION

This Notice of Decision is divided into two sections:

- (1) Details of Decision; and
- (2) Details of any Conditions and Reasons for Decision

The two parts of this Notice should never be separated

DETAILS OF DECISION ON AN APPLICATION (PART1)

Decision:	GRANTED subject to condition(s)
Application No:	06/05007/F
Type of Application:	Full Planning
Site Address:	Junction Of Sydenham Road And Sydenham Lane, Cotham, Bristol, BS6 5SH.
Description of Development:	Conversion of workshop into residential dwelling with associated external alterations.
Applicant:	Simon James Parker
Committee/Delegation Date:	24.01.07
File Reference:	S/364 - SC/06/05007/F

The details of any condition(s) associated with this decision are attached

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 06/05007/F

DECISION: GRANTED subject to condition(s)

The following condition(s) and/or advice(s) are associated with this decision.

Condition(s)

1. SC1 Full Planning Permission

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

Reason: SR1 - 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.

2. SC69 Further Details Before Commencement

The development hereby permitted shall not take place until detailed drawings of

- a) The windows and surrounds.
- b) The front door and surrounds.
- c) The rooflight.

have been approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval.

Reason: SR51 - To ensure that the external appearance of the building is satisfactory and that the character and appearance of this part of the Cotham, Redland and Gloucester Road Conservation Area would not be harmed.

3. SC70 Submission of Samples

The development hereby permitted shall not take place until a sample of the stone work, no more than one square metre in size has been erected on site and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved sample.

Reason: SR51 - To ensure that the external appearance of the building is satisfactory and that the character and appearance of this part of the Cotham, Redland and Gloucester Road Conservation Area would not be harmed.

4. The developer is required to carry out a ground investigation; the derivation of a conceptual model identifying all pollutant linkages; a risk assessment and a written remediation method statement all of which must be approved prior to any work commencing on the site. The developer, upon completion of the works, should provide a Certificate of Remediation confirming that the agreed remediation strategy was followed.

Reason: SR31 - To safeguard the safety and health of future occupiers of the site.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 06/05007/F

Advice(s)

1. A04 Approved Applications

This application has been approved on the basis of the following plans/documents:- Site plan, notes to support planning application, existing plans and elevations (Received 05/12/2006) Proposed dwelling plans, section, elevations Sydenham Road A (Received 22/01/2007).

It is important that all works are carried out strictly in accordance with the plans, drawings and other supporting material submitted as part of this application and hereby approved.

Should alterations or amendments be required to the approved plans, for example to satisfy requirements of other sections of Planning, Transport and Sustainable Development (such as Building Control) or other City Council Departments (such as Neighbourhood and Housing Services) or for any other circumstance, you should consult the Area Planning Team, Planning, Transport and Sustainable Development in writing before commencing any work. Failure to comply with this advice may render those responsible to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to prosecution.

2. A06 Discharging Conditions

When seeking to discharge conditions associated with this permission or consent you should use the form supplied with the Notice of Decision and supply all the information needed to meet the requirements of the condition. Please note that we will aim to respond within 20 working days, although in some cases where we need to consult with other colleagues this could take longer.

Informative: Reason for Decision

The decision to grant planning permission has been taken having particular regard to the policies and proposals in the Joint Replacement Structure Plan Adopted September 2002, Bristol Local Plan, Adopted December 1997, the First Deposit Proposed Alterations to the Bristol Local Plan (February 2003), the Local Development Documents of the Bristol Local Development Framework set out below, and to all relevant material considerations, including Supplementary Planning Guidance, Planning Policy Guidance and Planning Policy Statements. A copy of the report that justifies this decision is available on the website or, at a charge, by contacting Planning Reception, Telephone 0117 9223097.

Bristol Local Plan, Adopted December 1997

B1	Design Criteria and Development
B2	Local Context
B8	Development: Criteria for New Housing
M1	Transport Development Control Criteria
B13	Conservation Areas & Listed Buildings: General Principles

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 06/05007/F

First Deposit Proposed Alterations To The Bristol Local Plan (February 2003)

B1 Design Criteria and Development
B2 Local Context
M1 Transport Development Control Criteria
B8 Development: Criteria and New Housing

Planning Policy Guidance, Planning Policy Statements and Supplementary Planning Guidance

PAN 2 Conservation Area Enhancement Statements (November 1993)
PAN 7 Conservation Policies (1989)



Central Area Planning Team

Brunel House, St. George's Road, Bristol BS1 5UY
Telephone: (0117) 9222000 - please ask for Planning Reception

Date of Notice: 24.01.07

Please note that this notice relates only to the Council's decision in relation to the Town and Country Planning Acts and is NOT A BUILDING REGULATIONS APPROVAL. If in any doubt please contact us on the above number.

Applicants have the right to appeal against requirements of any condition(s) attached to this approval. Any such appeal should be made on a form obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by contacting them on 0117 3728000. Further information can also be obtained from the Planning Inspectorate's web-site, and it is possible to download copies of appeal forms and questionnaires and booklets giving guidance about the appeal process. The address is www.planning-inspectorate.gov.uk.

IT IS IMPORTANT THAT YOU SHOULD READ THE ENCLOSED NOTES