



Appeal Decisions

Site visit made on 18 October 2018

by D Boffin BSc (Hons) DipTP MRTPI Dip Bldg Cons (RICS) IHBC

an Inspector appointed by the Secretary of State

Decision date: 23 November 2018

Appeal A: Appeal Ref: APP/Z0116/W/18/3200517

Mortimer House Nursing Home, Clifton Down Road, Clifton, Bristol BS8 4AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ash Desai of Cedar Care Homes against the decision of Bristol City Council.
 - The application Ref 17/05185/F, dated 15 September 2017, was refused by notice dated 2 March 2018.
 - The development proposed is landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate.
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Appeal B: Appeal Ref: APP/Z0116/Y/18/3200518

Mortimer House Nursing Home, Clifton Down Road, Clifton, Bristol BS8 4AE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Ash Desai of Cedar Care Homes against the decision of Bristol City Council.
 - The application Ref 17/05186/LA, dated 15 September 2017, was refused by notice dated 2 March 2018.
 - The works proposed are landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate.
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Decision – Appeal A

1. The appeal is allowed and planning permission is granted for landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate at Mortimer House Nursing Home, Clifton Down Road, Clifton, Bristol BS8 4AE in accordance with the terms of the application, Ref 17/05185/F, dated 15 September 2017, subject to the conditions in the attached Schedule A.

Decision – Appeal B

2. The appeal is allowed and listed building consent is granted for landscaping / external work alterations to return the front garden to the original layout of the listed building and providing car parking facilities at the rear of the building accessed through a new opening in the side wall controlled by a sliding timber gate at Mortimer House Nursing Home, Clifton Down Road, Clifton, Bristol BS8

4AE in accordance with the terms of the application Ref 17/05186/LA dated 15 September 2017 subject to the conditions in the attached Schedule B.

Application for costs

3. An application for costs was made by Mr Ash Desai of Cedar Care Homes against Bristol City Council. This application is the subject of a separate decision.

Preliminary Matters

4. The revised National Planning Policy Framework (the Framework) has been published since the appeal was lodged. Both main parties were given the opportunity to comment on any relevant implications for the appeal. I have had regard to any responses and the Framework in reaching my decision.
5. I note that the Council's minutes state that the reason for refusing the applications included the impact on the character and appearance of the Clifton & Hotwells Conservation Area (C&HCA). Nevertheless, the Council's reasons for refusal does not specifically relate to the impact on the C&HCA. However, I have a statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which requires that, in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Moreover, this issue forms part of the evidence before me.

Main Issues – both appeals

6. In light of the above, main issues in both appeals are whether the development and works would preserve; the Grade II* listed building listed as Mortimer House, its setting or any features of special architectural interest that it possesses; the character or appearance of C&HCA and whether they would preserve the significance of the heritage assets.

Main Issue – Appeal A

7. An additional main issue in this appeal is whether the proposed development would encourage the use of the private car with regard to the proposed level of car parking.

Reasons

8. The appeal site comprises a 2 and 3-storey building together with its front and rear garden areas and it is sited at the junction of Clifton Down Road and Mortimer Road. There are dwellings to the north, east and south of the site.

Heritage assets – both appeals

9. Sections 16(2) and 66(1) of the Act requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires that, in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
10. Paragraph 193 of the Framework states 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 that the more important the asset, the greater the weight should be. The glossary to the Framework

states that the setting of a heritage asset comprises the surroundings in which it is experienced and that different elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

11. The main part of the appeal building dates from the mid-18th Century and was built for the Elton family. It was constructed along with a number of other similar buildings on the Holly Lands and formed part of the first development of this area of Clifton. It is constructed from limestone ashlar with a slate hipped roof and it is an attractive example of classically influenced architecture in a prominent location close to the commercial centre of Clifton. From the details available to me, including the listing description and the submitted heritage statement, I consider that the significance and special interest of the appeal listed building is largely derived from its age, form, fabric, high quality architectural features internally and externally and associations with the Elton family.
12. It would appear that the building has been unoccupied for a significant amount of time since the nursing home use closed down. As a result, the building has been classified as a heritage asset at risk by Historic England. At the time of my site visit it would appear that the building envelope has undergone refurbishment works and that internal decorating and refurbishment is still ongoing.
13. The site is within C&HCA and from my observations, and the details available to me I consider that the significance of the part of C&HCA that the appeal site is within is mainly drawn from the high quality of historic buildings that it contains and their architectural features and materials, the pattern of development and the relationship of buildings to the spaces and topography around them. The building contributes historical and evidential value as one of the first buildings erected in this part of C&HCA. It also has a considerable aesthetic value within the streetscene and as part of the wider group of other classically influenced buildings in this part of C&HCA. Therefore, this historic, evidential and aesthetic value contributes positively to the significance of C&HCA.
14. The significance of the listed building is experienced from within its garden areas and from Clifton Down Road and Mortimer Road. The evidence before me indicates that the garden areas have been associated with the house since at least the 19th Century. As such, the garden areas can be treated as forming part of the setting to Mortimer House.
15. The Council's Officer Report states that in 2016 a change of use to offices (Class B1a) was granted by applications 16/03501/F and 16/03502/LA (2016 permissions). As part of that scheme parking for 6 cars was approved within the front garden area. This is an extant consent and it appears that works to implement it are in progress. As such, I consider that it is highly likely that the scheme would be implemented if this appeal was dismissed. Consequently, this would constitute a fallback position which has significant weight.
16. The proposal would involve the creation of 10 parking spaces, cycle and bin store buildings and a gate opening within the rear garden and its boundary wall with Mortimer Road. The front garden would be landscaped and metal gates would be inserted within the existing openings in the boundary wall to Clifton Down Road. The main difference of the proposal to the fallback scheme would

- be the location and number of parking spaces. The current proposal would replace the 6 parking spaces at the front of the building with soft landscaping and the reinstatement of a semi-circular driveway and 10 parking spaces would be created in the rear garden.
17. The garden areas at the present time contain a limited amount of formal landscaping but once landscaped they would provide a positive contribution to the setting and significance of the listed building. I note that many of the buildings on this part of Clifton Down Road have parking areas within their front gardens and that boundary treatments and landscaping provide some screening to those areas. In addition it would appear that a carriageway was historically part of the front garden area. Vehicles of one sort or another have therefore used the front garden area over many years. The existing access drive and previous permissions also appear to include a similar semi-circular drive.
 18. Nevertheless, the fallback position would introduce 6 parking spaces in close proximity to and across a large proportion of the front elevation of this prominent and attractive grade II* listed building. Whilst, the existing boundary wall and additional landscaping would eventually soften the visual impact of that parking area it would still have an appreciable impact on the aesthetic value of the front garden and the prominent and grand front elevation of the listed building when viewed from Clifton Down Road. In comparison to the fallback position and the existing situation the proposal for the front garden area would include a reduction to the amount of hard landscaped/parking areas. The semi-circular design of the carriageway would be more apparent and parked vehicles would generally not dominate the front garden area.
 19. The rear garden area associated with the listed building was considerably larger in area in the past as evidenced within the submitted heritage statement. The most recent reduction to the garden area was when the dwellings known as Mortimer Mews and Elton Mews were constructed. The position of the existing boundary wall to Mortimer Road has been altered and it seems reasonable that these works were carried out in order to widen that road around the turn of the 20th Century as stated within the heritage statement. As such, the setting provided by the rear garden has altered considerably since the building was erected.
 20. The introduction of vehicles and parking spaces within the garden area would reduce the aesthetic value of, a restored with landscaping, rear garden when viewed from that garden or rooms overlooking it. I note that the previous pre-application advice from the Council stated that parking within the rear garden area would be resisted. However, I have little evidence to indicate on what basis that advice was given and in any case I am required to determine the appeal on its individual merits. Furthermore, the use of grasscrete and paving slabs in a formal layout would ensure that when vehicles aren't present that the parking area would have the appearance of a landscaped garden. As a result, the use of this part of the garden as a parking area would have a modest impact on the overall aesthetic value that it would provide to the setting of the listed building.
 21. The creation of an opening within the boundary wall to provide access for the parking area would involve the removal of part of the fabric of the wall. However, it is evident from the information before me and my own

- observations that the wall has been moved and the part to be removed has also been rebuilt in the recent past. The architectural style and materials used within the wall are substantially different to that of the building and the boundary wall to the front of the site. Therefore, the fabric of the wall provides little to the overall historic or evidential value of the listed building and the loss of a rebuilt part would have a limited impact on its overall significance.
22. The sense of enclosure provided by the wall would remain as a solid timber gate would be provided within the opening. It is highly likely for security reasons that the gate would remain closed for the majority of time. Therefore, the vehicles would rarely be visible from Mortimer Road. Moreover, the gates and piers and the cycle and bin store buildings would be similar in design to that within the adjacent development. Therefore, the proposal would have a neutral impact on the appearance of C&HCA. Furthermore, the proposal would have little effect on the character of C&HCA as the landscaped character of this part of it would generally be maintained. For these reasons I conclude that the proposal would not harm the character, appearance or significance of C&HCA which would therefore be preserved.
23. Nevertheless, I consider that the proposal would result in limited harm to the special interest and significance of the listed building and therefore it would not be preserved. In the language of the Framework and in the context of the significance of the asset as a whole the development would result in less than substantial harm to the significance of the listed building. I have attached great weight to the desirability of avoiding any such harmful effect.
24. Paragraph 196 of the Framework states that where a proposal would 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. The public benefits attributable to the scheme would include the removal of the parking spaces to the front of the site, the fallback position, and this has significant weight. The creation of the semi-circular drive and its use and the control of the overall areas to be used for parking can be controlled by the imposition of conditions.
25. The fallback position would have a much greater impact on the special interest and significance of the listed building than the proposal for the reasons given above. Consequently, I consider that having special regard to the desirability of preserving the listed building or its setting the public benefits of the proposal would outweigh the weight given to the harm to the heritage asset. It follows that the proposal would comply with paragraph 196 of the Framework and Policies BCS21 and BCS22 of the Bristol Development Framework Core Strategy (CS) and Policies DM26 and DM31 of the Bristol Local Plan – Site Allocations and Development Management Policies (DMP). These policies seek, amongst other things, development proposals to safeguard heritage assets, be of high quality urban design and that development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.

Parking provision

26. The proposed car parking provision on the site would be increased compared to the 2016 permissions. I note that the Council's Officer Report associated with those applications states that the site is in a sustainable location with good

- access to public transport. Therefore, there was no objection from the Council to the provision of 6 car parking spaces on the site.
27. CS Policy BCS10 states, amongst other things, that proposals will be determined and schemes will be designed to reflect the transport user priorities as set out in the Joint Local Transport Plan. It lists those priorities with the pedestrian at a) and the private car at f). The Council considers that the proposed development would encourage car use contrary to these transport user priorities and that the proposed level of car parking is unjustified given the sites highly sustainable location.
28. There is no dispute between the 2 main parties that the Council's adopted car parking standards within the DMP state that the maximum level of parking spaces that could be provided on the site is 18. The submitted transport note dated September 2017 (TN) states that the indicated staff parking demand for the office use of the building would be around 8-11 vehicles. It was based on evidence within a transport statement submitted with the 2016 permissions.
29. This demand was calculated using mode of travel to work data for Clifton Village from the 2011 census and a Travelwest survey carried out in March 2016. This demand is built on the statistic that 21 staff were employed at the appellant's current head office at the time of that report. Nevertheless, the appellant has stated that currently 25 or so staff are based at their head office and due to that site being undersized the company requires a new site and plans to increase the number of staff that are based at the headquarters.
30. As a result, it is reasonable to consider that the parking demand from the office use would be at the higher end of the 8-11 range. Consequently, the 10 parking spaces would only cater for the likely parking demand and would not encourage any additional car use over that generally expected in this area. Moreover, Mortimer Road and Clifton Down Road are within the 'Clifton Village' Resident Parking Scheme and the Council have stated that no permits would be granted for employees at this site. In addition, I noted that at the time of my site visit (middle of the day) that there was a very high level of parking stress within the on-street parking bays in close proximity to the appeal site.
31. The site is within an accessible location close to Clifton's commercial centre. However, the number of parking spaces to be provided would be considerably lower than the Council's maximum adopted parking standards for office use and would cater for the projected car parking demand with no surplus. The TN states that a car park management system would be utilised so that only eligible staff would be able to park within the car park. Given the high levels of parking stress in the area close to the site combined with this management system it is highly unlikely that members of staff would travel to work in a private motor car unless they were assured that they were eligible for an on-site parking space. Consequently, I do not consider that the information before me indicates that the proposed level of car parking provision would encourage the use of the private motor car contrary to the transport user priorities as set out in the Joint Local Transport Plan. It follows that the proposal would comply with CS Policy BCS10.

Other matters

32. A number of 3rd parties, including those through petitions, object to the proposal on a wider basis including residential amenity, highway safety,

- security, ecology and drainage. I note that the reasons for refusal on subsequent applications relating to the formation of 8 parking spaces within the rear garden cite air and noise pollution. However, none of these matters formed part of the Council's reasons for refusal on the cases before me.
33. The proposed parking spaces would be in close proximity to a number of dwellings which include Mortimer and Elton Mews, Mortimer Hall and Mortimer Lodge. I noted at my site visit that vehicles constantly pass the site on Clifton Down Road and as such this traffic generates an appreciable level of background noise. I acknowledge that at other times of the day the background noise levels may be different. Vehicles coming and going from the car park would generate some noise and disturbance.
34. Nevertheless, as the parking spaces would be utilised in connection with an office use it is highly unlikely that cars would arrive or depart early in the morning or late at night when, the neighbouring occupiers are entitled to a reasonable degree of peace and quiet in their homes and could expect to be asleep or relaxing. Moreover, the cycle and bin stores would be adjacent to the main living spaces of Mortimer and Elton Mews rather than parking spaces. In addition the existing boundary treatment and landscaping adjacent to Mortimer Hall and Mortimer Villa would screen out a proportion of any light spillage from the car headlights.
35. My assessment of the appeal site and its relationship to the adjacent dwellings lead me to conclude that it is highly unlikely that the noise and disturbance generated by the comings and goings from the parking spaces would cause significant adverse impacts to the quality of life of the neighbouring occupiers.
36. I note that the Council's Officer Report states that Pollution Control considered that the proposed level of parking is not considered significant enough to raise issues of air or noise pollution. It also states that this is considered the case as cars will, for the majority of the time, have their engines switched off and be parked. I have no reason to dispute this finding.
37. Mortimer Road is restricted in width and this is further restricted by on-street parking within marked parking bays. Nevertheless, it is one way from Clifton Down Road and appears to be lightly trafficked. I acknowledge that at certain times of the day when parents are taking or fetching children to or from the nearby school that vehicular and pedestrian traffic on Mortimer Road would be greater. Whilst the existing boundary wall would mean that any visibility splay would require the front of a vehicle to protrude onto the highway the situation would be similar to that at the existing vehicular entrance to the communal parking area serving the adjacent dwellings. Even though, the proposed parking area would be used in association with a commercial use there is little evidence before me to indicate that its operation would be materially different to that cited above. Furthermore, there is little to indicate that the operation of that vehicular entrance has given rise to any highway safety issues. As such, it is reasonable to consider that the proposed access would be safe and suitable for the proposal and that it would not have a significant impact on highway safety.
38. In relation to the security of neighbouring properties, as stated above, it is highly likely that the gate will only be open when a vehicle is entering or leaving the site. As such, I do not consider that the proposal would lead to an increase risk of crime in the proximity of the site.

39. The submitted ecological appraisal states that the site has negligible ecological value. I also note that consent was given to remove a tree from the rear garden. Nevertheless, the proposal would include a number of replacement trees and additional landscaping that would enhance the ecological value of the site to wildlife. As a result, I do not consider that the proposal would adversely affect the ecology of the area.
40. There would be an increase in hard surfacing on parts of the site and therefore there could be an increased risk of surface water flooding. However, the means of surface water disposal through sustainable drainage can be controlled through the imposition of a planning condition and this would mitigate this issue. Access to the existing drainage pump on the site would be a private matter between the parties involved.
41. A number of the 3rd party representations question whether there has been a breach of the conditions attached to the 2016 permissions. However, this is not a matter for me to determine in the context of an appeal made under section 78 of the Town and Country Planning Act 1990.
42. It would appear that, based on the information before me, that the majority of buildings on Clifton Down Road to the north of the appeal site are listed buildings. The nearest of these is Duncan House which is on the opposite side of Mortimer Road. Even though, this building may have been developed at a similar time to the appeal property and there is intervisibility between it and the appeal site there is little evidence before me to indicate that the appeal site has ever had any functional link to Duncan House. As such, I consider that the appeal site contributes little to the significance of Duncan House. Whilst that listed building can be readily appreciated in views from Clifton Down Road and Mortimer Road, those views would not change to any material degree as a consequence of the development proposed. Accordingly, the ability to appreciate and understand the significance of Duncan House would not be affected by the proposal and would therefore be preserved. The same goes for other listed buildings in the wider vicinity that may have intervisibility with the site.
43. While I understand that my decision will be disappointing for some local residents, the information before me does not lead me to conclude that these other matters, either individually or cumulatively, would be an over-riding issue warranting dismissal of the appeal.

Conditions

44. I have considered the conditions put forward by the Council against the requirements of the Planning Practice Guidance (PPG) and the Framework. In the interests of conciseness and enforceability the wording of some of the conditions has been amended. I considered that a landscaping implementation condition would be required to ensure that the character and appearance of the area and the significance of the heritage assets would be preserved. Both main parties were given the chance to comment on this additional condition.
45. In order to provide certainty as to what has been permitted I have imposed a condition specifying the relevant drawings on both the permission and the consent. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of

- sustainable drainage are incorporated into the proposal and maintained for its lifetime a condition on details of the proposed drainage channels is necessary.
46. In the interests of highway safety conditions in relation to details of the methods of control of the one-way system on the drive way and construction of the vehicular access are necessary. To ensure that there are adequate parking facilities to serve the development conditions requiring the completion of the vehicle and cycle parking areas are necessary.
47. To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials a condition requiring the completion of the refuse store and area for storing recyclable materials is necessary. To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development and to preserve the significance of the heritage asset a condition to restrict the use of the hard and soft landscaped parts of the site is required.
48. In accordance with Section 100ZA(5) of the Town and Country Planning Act 1990 the written agreement of the appellant to the terms of the pre-commencement conditions is required through a Regulation 2(4) Notice of The Town and Country Planning (Pre-commencement Conditions) Regulations 2018. The appellant has stated that he is willing to accept all the suggested conditions. In the case of all of the pre-commencement conditions, I consider that the resolution of the matters specified is required before the development commences as they are fundamental to the scheme.
49. In the interests of preserving the significance of the heritage assets additional details are required through the imposition of conditions on the listed building consent in relation to the metal gates, the retaining walls and steps to the rear and the timber gates and piers to Mortimer Road.

Conclusion

50. For the reasons given above, and having regard to all other matters raised, I conclude that both appeals should be allowed.

D. Boffin

INSPECTOR

- Attached Schedules A and B -

SCHEDULES OF CONDITIONS

SCHEDULE A:

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) Unless modified by the conditions below the development hereby permitted shall be carried out in accordance with the following approved plans:
 - 3965 - 215 rev A - Existing east and west elevations
 - 3965 - 225 rev D - Proposed east and west elevations
 - 3965 - 300 - Site Location Plan
 - 3965 - 320 rev C - Proposed site plan
 - 3965 - 322 rev B - Proposed cycle and bin stores
 - 3965 - 501 rev A - Boundary wall as existing
 - 3965 - 503 rev B - Boundary wall as proposed
 - 102/PA/01A - Tree assessment and planting proposals
- 3) The development hereby permitted or the office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not commence until full details of the proposed drainage channels within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include all proposed materials and a management and maintenance plan. The development shall be implemented and thereafter managed and maintained in accordance with the approved details.
- 4) The development hereby permitted or the office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not commence until full details of the proposed methods of control for the one-way system on the driveway accessed from Clifton Down Road have been submitted to and approved in writing by the Local Planning Authority. These details shall include all proposed signage. The development shall be implemented and thereafter managed and maintained in accordance with the approved details.
- 5) The office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not be commenced or the building occupied until all the means of vehicular access shown on the approved plans have been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.
- 6) The office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not be commenced or the building occupied until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with that use.
- 7) The office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not be commenced or the building occupied 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.

- 8) The office use (Class B1) of Mortimer House, approved by planning application Ref No 16/03501/F, shall not be commenced or the building occupied until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans 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 buildings that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.
- 9) Following the completion of the development hereby permitted or the occupation of Mortimer House, approved by planning application Ref No 16/03501/F, whichever is the sooner, the areas allocated for vehicle parking, a drop off point, circulation and manoeuvring on the approved plans shall be the only parts of the site to be used for the said purposes. These parts of the site shall only be used for the said purposes and not for any other purposes.
- 10) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of Mortimer House, approved by planning application Ref No 16/03501/F, or the completion of the development hereby permitted, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

SCHEDULE B:

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) Unless modified under the conditions below the works hereby permitted shall be carried out in accordance with the following approved plans:
 - 3965 - 215 rev A - Existing east and west elevations
 - 3965 - 225 rev D - Proposed east and west elevations
 - 3965 - 300 - Site Location Plan
 - 3965 - 320 rev C - Proposed site plan
 - 3965 - 322 rev B - Proposed cycle and bin stores
 - 3965 - 501 rev A - Boundary wall as existing
 - 3965 - 503 rev B - Boundary wall as proposed
 - 102/PA/01A - Tree assessment and planting proposals
- 3) Prior to commencement of works hereby permitted, full details (including scaled drawings) of the proposed new vehicle and pedestrian gates to Clifton Down Road and King's Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.
- 4) Prior to commencement of the works hereby permitted, full details (including scaled drawings and details of the materials to be used) of the proposed retaining walls and steps within the rear garden shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

- 5) Prior to commencement of the works hereby permitted (full details, including scaled drawings and details of the method of fixing and materials to be used) of the proposed timber gate and the stonework piers to Mortimer Road, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.