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Our Ref: 07C100207

Your Ref: N/A



19 April 2021

Andy Cross
Bristol City Council
Development Management
City Hall
PO Box 3176
Bristol
BS3 9FS

Dear Andy

Full Planning & Listed Building Consent Applications for the provision of 2no. vents & replacement grille to opening on the eastern elevation at The Generator Building (Grade II* Listed), Finzels Reach, Bristol

Further to recent correspondence, on behalf of our client, Spengler Investment Holdings, I write to confirm that a full planning application and listed building consent application have been submitted via the Planning Portal in relation to proposed work at the Generator Building, Finzels Reach.

Context

Planning Permission 19/03696/X

In May 2018, an application for full planning permission and listed building consent was granted under ref. 17/06919/F for the following:

"Proposed conversion of Generator Building to office accommodation (Use Class B1), including external alterations."

A number of subsequent Section 73 applications have since been submitted to and determined by Bristol City Council (BCC) as the Local Planning Authority (LPA) seeking consent for alterations to the approved scheme. The most recent planning permission (ref. 19/03696/X) was granted in March 2020:

"Application to vary condition No.24 attached to planning permission 19/02072/X application to vary condition No. 18 (BREEAM) attached to planning permission 17/06919/F. Proposed conversion of Generator Building to office accommodation (Use Class B1), including external alterations."

Listed Building Consent 20/02368/LA

In conjunction with planning permission 17/06919/F, in May 2018, an application for Listed Building Consent was granted under ref. 17/06920/LA.

A number of subsequent Listed Building Consent applications have since been submitted to and determined by Bristol City Council seeking consent for alterations to the approved scheme. The most recent Listed Building Consent (ref. 20/02368/LA) was granted in October 2020 for the internal subdivision of the ground, first, second, third and fourth floors.

Current Proposals

There is a requirement for my client to provide two vents (each 232mm x 232mm) on the eastern (harbourside) elevation to provide natural ventilation to the gas meter cupboard. This will involve coring two holes within the façade (approx. 150mm diameter) which will be then covered by a black cast iron vents as per the submitted documents. My client is also seeking permission to replace the existing grille serving a small opening on the same elevation.

The minor works described are requirements which have emerged as part of the detailed design stage for the on-going refurbishment of the Generator Building authorised under planning application ref. 17/06919/F (& LBC ref. 17/06920/LA) as outlined in the preceding section. As you are aware, the overall re-use/ refurbishment works will put this significant City Centre Grade II* Listed Building back into optimal use as 'Grade A' Office accommodation.

Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) 1990 Act (The Act) as amended states LPAs should consider listed building consent applications on the basis that proposals *"pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. Therefore, the LPA could assess whether the proposals cause any undue harm to those areas being altered or the overall significance of the building. Policies BCS22 and DM31 of Bristol City Council's Development Plan relate to heritage assets (including Listed Buildings and Conservation Areas) and seek to preserve or enhance these assets.

In the context of the entire building, by virtue of their minor scale and their inconspicuousness (largely obscured by the external staircase which sits forward of the vents on the harbourside elevation), we consider that the proposals would not unduly impact on the character and special interest of the Grade II Listed heritage asset. Therefore, we consider that the requirements of Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 are therefore met by the proposals. We also consider that the proposals preserve the Heritage Asset in accordance with Local Plan Policies BCS22 and DM31.

In this respect, we consider that the proposals would not pose harm to the building or any features of architectural or historical interest and therefore accords with national and local policy guidance.

Documents submitted with this application

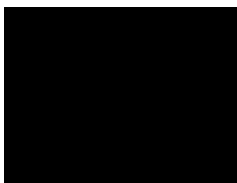
Submitted electronically to accompany this planning covering letter are the following:

- Application form;
- The following plans:
 - o 3473-TBC-V1-00-DR-A-0001 Site Location Plan;
 - o 3473-TBC-V1-XX-DR-A-2001(A)- Existing Elevations
 - o 3473-TBC-V1-XX-DR-A-2002(I)- Proposed North-East Elevation
 - o 3473-TBC-V1-ZZ-DR-A-2025 Larger Scale Proposed North-East Elevation
- 3473_Ironmongery World_9" x 9" Cast Iron Victorian Air Vent Brick
- AY Heritage, Design and Access Statement

The relevant fees for the applications have been paid via Planning Portal.

I trust that you have sufficient information to register and determine the accompanying applications and look forward to receiving confirmation that the applications have been validated in due course. If you have any queries please do not hesitate to contact me using the details below.

Yours sincerely ,



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For and on behalf of Avison Young (UK) Limited