



Mr Stephen Paradise
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reply to Development Management
telephone
E-mail development.management@bristol.gov.uk
our ref 23/04516/NMA
your ref PP-12619725
date 23 November 2023

Dear Sir/Madam,

Notice of Decision
Application for a non-material amendment following a grant of planning permission
Town and Country Planning Act 1990

Application No. 23/04516/NMA

Proposal: Non-Material amendment following grant of planning permission 20/06069/X - for the variation of condition no. 21 (List of Approved Plans) of the approved Section 73 application 20/04522/X (following grant of planning 17/06891/F) for the construction of a townhouse terrace, comprising five Houses in Multiple Occupancy (HMOs) and a single Dwellinghouse with amenity provision - now proposed amendment to unit 6 from 'coach house', to a 4 storey 6th town house and alterations to the proposed heating and sustainability strategy to include air source heat pumps. Non material amendment to change description to The construction of a townhouse terrace, comprising six Houses in Multiple Occupancy (HMOs) with amenity provision.

Site Address: Land To Rear Of 13 - 15 West Street St Philips Bristol BS2 0DF

An application for a non material amendment has been made under Section 96A of the Town and Country Planning Act (1990) to change description of development for application 20/06069/X.

I refer to the above application and can confirm that the alterations as set out in your application, do not amount to material changes to the approved plans.

The proposed changes can therefore be treated as a non-material amendment to the approved scheme and the submission of a formal planning application is not required.

It is agreed that during the previous Section 73 applications, the alterations were to create six dwellings to be used as HMOs but the Description of Development was not updated to reflect the changes at the time of the design alterations from a coach-house to a townhouse.

Description of Development to read as follows:

The construction of a townhouse terrace, comprising six Houses in Multiple Occupancy (HMOs) with amenity provision.

It is important that all works are carried out in accordance with the plans and drawings agreed under planning permission granted for application 20/06069/X.

Yours Sincerely

Development Management