

Planning Department  
Bristol City Council  
City Hall  
PO Box 3399  
Bristol  
BS1 9NE

27 October 2023

Dear Sirs

**RE: Land and Buildings at 423 Whitehall Road, Bristol**

Crossman Acquisitions Ltd has acquired the above property and is seeking full planning permission for its conversion to a large HMO, which we envisage will be occupied by young professionals. The description of development is:

*'Conversion and enlargement of existing building to create a large house in multiple occupation (Sui generis) comprising 20 bedrooms and associated works.'*

In accordance with the council's validation checklist, the application is supported by the following technical information:

- Architectural pack:
  - Design and access statement;
  - Architectural plans and elevations.
- Planning statement;
- HMO management plan;
- Transport statement;
- Travel plan;
- Energy statement;
- Sustainability statement; and
- CIL Form 1.

As should be evident from the design and access statement, this is a very high-quality development and one that accords with all prevailing development plan policy, and other material considerations. In respect of the latter, this includes the council's adopted HMO SPD and also the principle of sustainable development as set by the National Planning Policy Framework.

I look forward to working with the council to progress the application to a positive outcome, and in this regard would be happy to speak with officers about entering into a planning performance agreement.

In the meantime, I look forward to receiving confirmation that the application has been validated and registered.

22\_011: 423 Whitehall Road, Bristol

Yours faithfully,



**MATTHEW HALSTEAD (MRTPI)**

**Director**

***Crossman Acquisitions***

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