



CPC Ltd, Unit 3, Broadbridge Business Centre, Delling Lane, Bosham, West Sussex, PO18 8NF
01243 697707 • www.cpcplanningconsultants.co.uk

South Gloucestershire Council
Department for Environment and Community Services,
PO Box 1954, Strategic Planning,
Bristol,
BS37 0DD

15th March 2024

Dear Ms. Mepham

Re: Variation of Condition 2 pursuant to planning permission APP/P0119/W/23/3314689.

I am writing in my capacity as planning agent acting on behalf of the “**Applicant**”, Cordage Estates Limited, to formally request a Variation of Condition 2 pursuant to the above planning application at King William IV, 30 Tower Road, South Warmley, South Gloucestershire, BS30 8BL (the “**Property**”).

The permitted scheme is as follows:

“Demolition of extension and entrance porch on existing public house. Erection of a convenience store (Use Class E), creation of new access/egress off Tower Road South to serve reconfigured car park for pub and convenience store, new delivery bay and associated hard and soft landscaping. “

The relevant condition which allows a minor material amendment is Condition 2:

Condition 2: “The development hereby permitted shall only be carried out in accordance with the plans as set out in the plans list below:

- 16 Jun 2021 00.00 B SITE LOCATION AND EXISTING BLOCK PLAN
- 16 Jun 2021 00.05 A EXISTING TOPOGRAPHICAL SURVE
- 16 Jun 2021 00.06 A EXISTING PUBLIC HOUSE FLOOR PLANS
- 16 Jun 2021 00.07 A EXISTING PUBLIC HOUSE ELEVATIONS
- 22 Aug 2022 10.00 M PROPOSED SITE PLAN
- 22 Aug 2022 10.01 V PROPOSED FLOOR PLANS
- 22 Aug 2022 10.02 L PROPOSED ELEVATIONS

- 22 Aug 2022 10.04 D PROPOSED DEMOLITION PLAN
- 22 Aug 2022 10.11 J PROPOSED INDICATIVE STREET SCENES
- 22 Aug 2022 10.12 Q PROPOSED LANDSCAPE PLAN ”

The proposed amendment to this condition is as follows:

Permitted plan “22 Aug 2022 10.00 M PROPOSED SITE PLAN, 22 Aug 2022 10.01 V PROPOSED FLOOR PLANS, 22 Aug 2022 10.02 L PROPOSED ELEVATIONS and 22 Aug 2022 10.11 J PROPOSED INDICATIVE STREET SCENES” is to be substituted with proposed plan “24.3436.101 Rev P1, 24.3436.102 Rev P1, 24.3436.103 Rev P1 and 24.3436.104 Rev P1”.

The following documentations are enclosed within this application:

- Completed application forms
- Revised proposed plans prepared by PLC Architects

The proposed changes encompass the following:

- The roof design of the two storey element has been simplified, with the east gable now faced with stone.
- The pitched roof above the single storey element has been replaced with a parapet design.
- The western elevation is to be rendered.

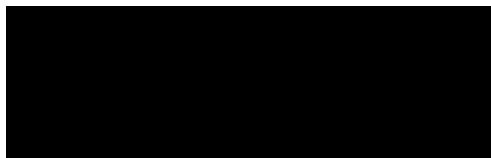
The Applicant wishes to make the above changes which are considered to be more sympathetic to the existing building and local character.

The fee of £357.00 will be paid electronically.

I trust the enclosed documents and information provided is sufficient for the Council to permit the proposed minor material amendment and that planning permission can therefore be granted without undue delay.

If you have any queries regarding the above, please do not hesitate to contact me directly at jenna@cpcplanningconsultants.co.uk or 01243 697707.

Yours sincerely



Jenna Lai
Planner,
CPC Planning Consultants Limited

Cc. Cordage Estates Limited
Encl. Application documents as listed above.