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Development Management, City Hall, PO Box 3399, Bristol BS1 9NE



Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Sarah

Surname

Bryant

Company Name

Queen Elizabeth's Hospital School

Address

Address line 1

Berkeley Place

Address line 2

Clifton

Address line 3

Town/City

Bristol

County

Bristol City

Country

Postcode

BS8 1JX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Palmer

Company Name

Kendall Kingscott Ltd

Address

Address line 1

Regus Cardiff Gate

Address line 2

Malthouse Avenue

Address line 3

Pontprenau

Town/City

Cardiff

County

Cardiff

Country

Wales

Postcode

CF23 8RU

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

It is proposed that the roof tiles be stripped along with timber battens, fixings and bitumen felt underlay to both the front and rear elevation pitched roof areas of 9 and 10 Upper Berkeley Place. The stripped materials are to be replaced on a material and profile like-for-like basis with the exception of the bitumen felt underlay which should be replaced with a breathable underlay. It is also proposed that ventilation tiles are incorporated into the new roof coverings and located sensitively in order to reduce visibility from ground level.

All associated leadwork to the pitched roofs will require replacement in accordance with the above works, this includes leadwork to the cheeks and roof of the dormer windows.

Rainwater goods to the front elevation are to be removed and replaced with powder coated heritage aluminium gutters, downpipes and hoppers to match the profile of the existing.

Where existing pre-cast concrete copings are loose, they will be re-bed and secured.

Works also include the removal of defective Portland cement render to the rear of the parapet wall and reinstatement with a breathable lime render.

Localised render repairs are also required to the party walls that extend above the roofline.

Works also include the repointing of chimney stacks including any flaunching repairs, if required.

Existing windows are to be retained and localised timber repairs undertaken. Repairs are required to the front elevation dormer casement windows and sliding sash windows to the external façade. Proposed works include the replacement of cills to all 8no casement dormer windows of both 9 and 10 Upper Berkeley Place along with the cills to the sliding sash windows to the external façade, these include: 1no second floor, 2no basement and both canted ground floor oriel windows which comprise of 3no sliding sash windows each. 1no glazing pane to the first floor also requires replacement.

In addition to the above works, it is also proposed that the front elevation external façade is redecorated to match the existing colour.

Fire stopping works to the party walls in the roof void are also proposed.

At present there is approximately 200mm of mineral quilted insulation laid between existing ceiling joists within the roof void, it is proposed that the existing is to remain in-situ and be supplemented with an additional 100mm thick cross laid mineral wool quilted insulated.

It is also proposed that retractable ladder access is also installed to the roof void hatches of both 9 and 10 Upper Berkeley Place and lighting be installed to the void areas to allow for future maintenance access.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Works are detailed within the Design, Access and Heritage statement submitted alongside this application.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

- Brickwork with a smooth rendered sand and cement finish to exposed gable to the party wall line and rear side of parapet walls.

Proposed materials and finishes:

- Localised hacking off and re-render required to exposed gable to party wall line to match existing materials (cement based render) - Render to rear side of parapet wall requires hacking off in full and re-rendering in a breathable lime render.

Type:

Roof covering

Existing materials and finishes:

- Clay pantiles with lead flashings to pitched roofs. - Lead to side cheeks and roof of dormer. - Bitumen felt underlay to pitched roofs.

Proposed materials and finishes:

- Remove existing clay pantiles and lead flashings and replace throughout - to match existing. Tile vents required to allow for cross ventilation.
- Replace lead to side cheeks and roof of dormer to match existing. - Modern breathable felt underlay to pitched roofs - Tyvek or similar.

Type:

Chimney

Existing materials and finishes:

Brickwork stacks which have partially been rebuilt - assume with cement mortar.

Proposed materials and finishes:

Localised repointing required. Mortar to match existing.

Type:

Windows

Existing materials and finishes:

Timber sliding sash dormer windows with a painted finish.

Proposed materials and finishes:

Localised timber repairs required were rotten timbers present.

Type:

Rainwater goods

Existing materials and finishes:

Combination of painted cast iron and uPVC rainwater goods.

Proposed materials and finishes:

Aluminium powder coated rainwater goods - traditional range to match existing detailing and profile of cast iron rainwater goods.

Type:

Other

Other (please specify):

Roof Void

Existing materials and finishes:

200mm mineral wool quilted insulation laid between existing ceiling joists.

Proposed materials and finishes:

Existing to remain in situ and be supplemented with an additional an 100mm thick cross laid mineral wool quilted insulation.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the Design, Access and Heritage statement submitted alongside this application.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Discussion with 11 Upper Berkeley Place has been undertaken and the homeowner is aware of the extent of works to be undertaken.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00272/PREAPP

Date (must be pre-application submission)

24/01/2024

Included within Appendix A of Heritage, Design and Access Statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Sarah

Surname

Palmer

Declaration Date

17/03/2024

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sarah Palmer

Date

18/03/2024