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Our Ref: 22097_D01_024

27 March 2024

Dear Jon Hill

GUILDHALL, BRISTOL REFERENCE 20/05367/LA DISCHARGE OF CONDITIONS 3H, 3I, 3J 3K (PARTIAL DISCHARGE) AND CONDITION 4

Please find submitted the relevant information for discharge of the above conditions of permission 20/05367/LA at the Guildhall, Bristol.

Conditions

The wording of the relevant conditions is set out below:

Condition 3 Further Details

“Condition 3 Further details of the following before relevant element started

Detailed sectional and elevational drawings at a scale of 1:10 (unless otherwise specified) of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval...

...h) Internal balcony at first floor level looking into triple height space at the main entrance to the restaurant and the hotel from Broad Street

i) The Courtyard Mansard Extension to include details of new masonry; aluminium panels; new dormers; zinc cladding; new windows to show materials, profile and material connections (1:5 scale)

j) Section through parapet on the Courtyard Mansard Extension showing drainage; raised parapet; materials; and connections with the new roof (1:5 scale)

k) Section from the gable end showing zinc coping; sloped roof; and new parapet (1:5 scale)...

Reason: In the interests of safeguarding the architectural and historic interest of the Listed building, visual amenity and the character of the area.”

The following drawings are submitted for partial discharge of condition 8:

Condition 3h, details – internal balcony / main entrance	PL(43)202 1 st Floor Tower Balcony Door Detail
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**Designated Members
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Condition 3i, details – new masonry, aluminium panels, new dormers, zinc cladding, new windows (Courtyard Mansard Extension)	PL(27)015 Mansard Detail 1 PL(27)016 Mansard Detail 2 PL(00)018 Dormer and Window Detail
Condition 3j, details – drainage, raised parapet, materials and connections with new roof (Courtyard Mansard Extension)	PL(27)015 Mansard Detail 1 PL(27)016 Mansard Detail 2 PL(27)017-A Mansard Gable End Detail
Condition 3k, details – zinc coping, sloped roof and new parapet (Gable End)	PL(27)017-A Mansard Gable End Detail

Condition 4 Historic Fireplace

“4 Historic Fireplace

Prior to the hotel use of the property within Phase 1 (as indicated on plan ref. BGHZP-01) commencing, the historic fireplace within the Guildhall Chambers shall be restored and relocated within the reception area in accordance with a method statement (that includes details of when the historic fireplace is relocated) that shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the feature of the Grade II* listed Guildhall building.”

The following drawings and statement are submitted for the discharge of Condition 4:

AS(00)008-B Fireplace Schedule

PL(00)011 Existing Fireplace Locations

PL(00)012 Proposed Fireplace Locations

Method Statement, prepared by Adam Daybell

In preparing this material for condition 4 we have assumed that the wording of the condition meant to say “details of where the historic fireplace is relocated”, not “when”. In response to this we have included drawing PL(00)012 Proposed Fireplace Locations to aid this.

An application to discharge the corresponding conditions (Conditions 8g, 8h, 8i, 8j – details and Condition 11 Historic Fireplace) under the listed building consent ref. 20/05366/X has also been submitted.

It is noted the corresponding conditions for condition 8 are as follows:

20/05366X	20/05367/LA
Condition 8g	Condition 3h
Condition 8h	Condition 3i

Condition 8i	Condition 3j
Condition 8j	Condition 3k

I trust the application provides all the information required but if anything else is needed do please get in touch.

Yours sincerely



Alison Lugsden BA(Hons) MTP MRTPI

Associate Planner

Enc.

c.c. Client