

---

## Appeal Decision

Site visit made on 26 June 2018

**by JP Tudor BA (Hons), Solicitor (non-practising)**

**an Inspector appointed by the Secretary of State**

**Decision date: 20 July 2018**

---

**Appeal Ref: APP/Z0116/W/18/3194372**  
**15 Small Street, Bristol BS1 1DE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Joe Baio (Midas Properties/G & E Baio Ltd) against the decision of Bristol City Council.
  - The application Ref 17/03656/F, dated 30 June 2017, was refused by notice dated 21 December 2017.
  - The development proposed is change of use from bar, offices and residential, to 4 units of student accommodation and retained A4 unit.
- 

### Decision

1. The appeal is allowed and planning permission is granted for change of use from bar, offices and residential, to 4 units of student accommodation and retained A4 unit at 15 Small Street, Bristol BS1 1DE in accordance with the terms of the application, Ref 17/03656/F, dated 30 June 2017, subject to the attached schedule of conditions.

### Application for costs

2. An application for costs was made by Mr Joe Baio (Midas Properties/G & E Baio Ltd) against Bristol City Council. This application is the subject of a separate Decision.

### Preliminary Matters and Background

3. Whilst the Council Officer's Report recommended approval of the proposal, the Council's Development Control Committee, comprising elected members, decided to refuse planning permission, as they are entitled to do.
4. It is understood that an historic ceiling was removed prior to a visit from Historic England, to assess whether the building or its features warranted national listing. Whilst I fully appreciate the significant concerns of the Council and the public about those unfortunate events, the Council has advised that the partial internal demolition works which took place, resulting in the removal of the ceiling, were not against the law and did not require planning consent. The Council also advises that as a result it has reviewed its processes regarding statutory listing and contact with Historic England.
5. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material

considerations indicate otherwise.<sup>1</sup> The efficacy of the Council's procedures in relation to heritage assets and listing applications or whether there should be some form of interim protection pending listing decisions is a separate matter. There is no scope for the planning system to be employed punitively in a retrospective fashion where no actual breach of planning law or control has occurred. Therefore, regrettable as the sequence of events may have been, it is not directly relevant to the determination of the appeal before me. The proposal is for a change of use and works to the existing building, as detailed in the planning application, and should be considered on its own merits.

6. The appeal property is a three storey building, with a third floor level within the pitched roof. It has been in mixed use, with a licensed bar on the ground floor and in the rear part of the first floor, ancillary office use in the front part of the first floor and two residential flats on the second and third floors. Internal works had already commenced at the time of my site visit. The site is located within the City and Queen Square Conservation Area (CQSCA) and adjacent to a number of listed buildings.
7. It is proposed to convert the upper floors to create 4 student flats ranging from 2 to 6 bedrooms, with an overall total of 16 bedrooms along with communal kitchens and living areas. Cycle parking and refuse/recycling bins would be at ground floor level with access via the existing side passageway off Small Street. The bar (A4 use) would be retained on the ground floor.

### **Main Issues**

8. The main issues are the effect of the proposed development on:
  - the diversity of housing choice and the level of specialist student accommodation in the area;
  - the living conditions of future occupiers, with particular regard to internal space, natural light and access; and,
  - the character and appearance of heritage assets.

### **Reasons**

#### *Housing choice*

9. The Council's first reason for refusal in its decision notice states that the change of use would result in the loss of existing residential flats, reducing the choice of homes in the area by changing the housing mix. It also refers to exacerbating an existing high concentration of special student accommodation close to the appeal site.
10. Although the proposal would result in the loss of two residential flats, they are located on the upper floors of the building and have no private outdoor living space. They are also above a bar in a city centre location with a thriving night-time economy. There are also restaurants at adjacent premises. Given those factors, the flats would not be suitable for family accommodation.
11. According to 2011 census data, 37% of the population of the City Centre and Queen Square Lower Super Output Area (LSOA) are students. The appeal site

---

<sup>1</sup> National Planning Policy Framework (2012) and s38(6) Planning and Compulsory Purchase Act 2004 and s70(2) Town and Country Planning Act 1990

is close to Bristol University and to a range of city centre shops and services. There is also access to transport links to the University of the West of England. No figures or percentages are given in relevant development plan policies to indicate what would constitute a harmful concentration of student accommodation within an area. Whilst the student population is significant, there are a greater proportion of non-student residents.

12. Policy DM2 of the Bristol Local Plan – Site Allocations and Development Management Policies (SADMP)<sup>2</sup> indicates that the city centre is an acceptable location for specialist student housing schemes. However, that is subject to the development not causing harm to the living conditions of other residents, the character of the area or reducing the choice of homes in the locality by changing the housing mix. Policy BCAP4 of the Bristol Local Plan – Bristol Central Area Plan (BCAP)<sup>3</sup> also confirms the acceptability of specialist student housing within Bristol City Centre unless it would create or contribute to a harmful concentration of such housing within any given area.
13. The Old City area, which the appellant advises the site is located within, is identified, in the supporting text of BCAP policy BCAP4, as one of the areas where, as there is little or no existing residential population, some clustering of specialist student housing may be appropriate.<sup>4</sup> The Council Officer's Report describes the vicinity as a mixed use area. Therefore the area does not manifest the particular qualities or characteristics of a residential area or residential uses, identified in the supporting text of policy BCAP4, such as generally quieter surroundings or a reasonable level of safe, accessible and convenient car parking,<sup>5</sup> which the policy suggests could be negatively affected by an over-concentration of student accommodation.
14. Given the city centre location with its associated bars, restaurants, late night activity, traffic and more limited residential population, there is no clear evidence that the development of 4 student flats would result in additional noise, disturbance likely to impact on any nearby residential occupiers. There is no evidence that the development would give rise to antisocial behaviour in the area, as suggested by a third party.
15. The unsuitability of the existing flats for families means that the proposal would not displace family accommodation from the city centre, whilst the expansion of higher education opportunities in the city over recent years has increased the need and demand for student accommodation. The appellant's 'Student Accommodation Statement' refers to evidence suggesting that the number of full time students requiring accommodation in Bristol is expected to grow from 41,000 to 44,000 by 2018/2019. In that relative context, the loss of two flats compared with the provision of 16 student beds, in an area generally supported for student housing by the development plan, would not have a harmful effect on the housing mix or lead to an unacceptable over-concentration of student accommodation.
16. In the 'Refusal Reason 1' section of its Statement of Case (SoC), the Council does not discuss the issues stated in its reason for refusal, but instead introduces another matter relating to a different aspect of SADMP policy DM2

---

<sup>2</sup> Adopted July 2014

<sup>3</sup> Adopted March 2015

<sup>4</sup> 3.15

<sup>5</sup> 3.14

concerning '*inadequate storage for recycling/refuse and cycles*'. Comments from the Council's Highways Officer are cited regarding the width of the access to the cycle store. The appellant has suggested that concern could be dealt with by means of a suitably worded condition and I agree with that view.

17. The above factors lead me to conclude that the proposed development would not have a significant adverse effect on housing choice in the area. Whilst the development would increase the amount of student accommodation, it would be located in an area identified as potentially suitable for that type of accommodation. There is no persuasive evidence before to suggest that there would be any significant detrimental effects on nearby occupiers or on the character of the locale.
18. Therefore, the proposal would comply with SADMP policy DM2 and BCAP policy BCAP 4, which support the principle of specialist student accommodation in the city centre provided that it does not the harm living conditions, the character of the locality or result in an over concentration that reduces the choice of homes. Nor would there, subject to a suitable condition, be conflict with SADMP policies DM2 or DM23 with regard to adequate cycle storage.

#### *Living Conditions*

19. The Council submits that the development would be an over-intensive use of the building with cramped accommodation and limited access to daylight, which would result in poor living conditions. Concern is also expressed about the safety of the passageway off Small Street, which provides access to the flats.
20. The Council's SoC submits that the kitchen and living room in Flat 1 would form an '*elongated, cramped arrangement which provides limited space for everyday activities*.' However, the plans indicate that the communal living area is some 20.8m<sup>2</sup> and the five bedrooms relating to that flat appear to be of reasonable size. Similar comments are made by the Council about the size of some of the other bedrooms and allegedly awkwardly shaped rooms or awkward relationships between them.
21. The government's 'Technical housing standards – nationally described space standard'<sup>6</sup> does not apply to student accommodation. However, the Council Officer's Report, which recommended approval of the proposal, confirms that the accommodation does comply with HMO (Houses in Multiple Occupation) licensing standards in relation to room sizes. Although those standards are not specific to student accommodation, there are similarities and they provide some indication of acceptability. I understand that the scheme was amended during the course of the application process to ensure such compliance.
22. With regard to access to natural light, the Council Officer's Report confirmed that all bedrooms and living areas would be served by existing windows, providing natural light and ventilation. As I saw on my site visit, although the size of windows varies to some extent, the majority are generously sized providing good levels of natural light to the interior of the building.
23. Therefore overall, taking account of the constraints associated with converting an existing building and its city centre location, I am satisfied that the design, rooms sizes and windows would be sufficient to enable everyday activities to take place and provide reasonable access to daylight and ventilation. The

---

<sup>6</sup> Department for Communities and Local Government, March 2015

outlook would also be acceptable for such a location. I note that the Council Officer's Report took a similar view.

24. The side passageway giving access to the flats off Small Street may be narrow but, as I saw on my site visit, the width is reasonable. It already provides access to the existing residential flats in the building and the 'Minutes of the Development Control B Committee' meeting indicate that the type of passage is not uncommon in the city. Therefore, although there would be an increase in use, it is not intrinsically unsafe and any concerns could be satisfactorily addressed by means of a suitable condition concerning external lighting arrangements.
25. Therefore, the proposed development would provide acceptable living conditions for future occupiers, with particular regard to internal space, natural light and access. It follows that the proposal complies with policies BCS18, BCS20 and BCS21 of the CS and policies DM2, DM23, DM27 and DM30 of the SADMP, which, amongst other things, seek to ensure that development provides sufficient space for everyday activities and creates a high quality well-designed environment for future occupiers providing a good standard of accommodation and safe and adequate access.

#### *Heritage Assets*

26. The site lies within the CQSCA and adjacent to a number of listed buildings, including Fosters Chambers (Grade II) and the Guildhall (Grade II\*). The appeal building has early 17<sup>th</sup> century origins. Historic England ultimately decided not to 'list' the building. Although its Decision Report advises that the street front range was substantially remodelled around the mid-19<sup>th</sup> century, the gabled façade does make a contribution to the impressive street scene and complements adjacent listed buildings.
27. It is also noted that the appeal building is identified as an 'Unlisted Building of Merit' in the CQSCA Character Appraisal<sup>7</sup> and was added to the Bristol local list in 2016. Whilst more extensive alterations were originally proposed, the scheme was amended during the course of the application, so that the front elevation and the rear block would remain unchanged externally with existing chimneys, timber sash windows and double height sash windows all being retained. Solar PV panels would be installed on the flat roof of the rear block, but would not be visible from Small Street and their detailed design could be made subject to condition.
28. In its SoC submission regarding 'Reason for Refusal 3', which refers to 'designated heritage assets', the Council largely concentrates on effects to the appeal building and its interior, which is not a 'designated' heritage asset. It is not explained how the changes to one building would be to the detriment of this part of the CQSCA or the conservation area as whole. Given the lack of substantive change to the exterior fabric of the building, the proposal would not have an adverse visual impact on the street scene, damage the character or appearance of the CQSCA or detract from the setting of the adjacent listed buildings. There is no indication that the siting of the solar panels would adversely affect any significant views from listed buildings.

---

<sup>7</sup> January 2009

29. Whilst the Council's SoC quotes from its Conservation Officer's consultation responses extensively, and particularly in relation to the appellant's revised Heritage Note<sup>8</sup>, I understand that the Heritage Note was prepared prior to subsequent amendments to the scheme. Therefore, comments on the loss of possible 17<sup>th</sup> century ceiling joists and window units, for example, are no longer relevant as the double height sash windows and associated ceiling joists would be retained.
30. Although the Conservation Officer suggests various options and possibilities, including restoring a lost floor to the rear, and questions some of the statements in the Heritage Note, the Council Officer's Report ultimately found, following amendments to the scheme, that the proposal would be acceptable in design and heritage terms.
31. The Council's SoC sums up by stating: *'Members considered that the public benefits of the proposed development would not outweigh the harm caused to the building, contrary to Policy BCS22 (Conservation and the Historic Environment) of the Core Strategy and Policy DM31 (Heritage Assets) of the Site Allocations and Development Management Policies'*.
32. However, whilst policies BCS22 and DM31 seek to safeguard designated and non-designated heritage assets, they do not suggest a balancing exercise against public benefits. The test alluded to by the Council appears to be partly derived from paragraph 134 of the National Planning Policy Framework (the Framework)<sup>9</sup> which says: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'*. It does not, therefore, apply to undesignated heritage assets such as locally listed buildings.
33. In relation to 'locally important heritage assets', such as locally listed buildings, policy DM31 of the SADMP says that proposals should ensure that they are conserved having regard to their significance and the degree of any harm and loss of significance. That appears to be fairly consistent with paragraph 135 of the Framework, which says: *'In weighing applications that affect directly or indirectly non designated heritages assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
34. The Historic England Decision Report (DR) says that the original 17<sup>th</sup> century fabric of the building is primarily evidenced in the rear parlour block and vaulted cellars which run under the whole block. That rear parlour block is said to retain its rectangular footprint, external stone walls with *'some limited internal survival'*. However, it had been subject to substantial alteration by the mid-20<sup>th</sup> century with the removal of the upper floor. The DR continues: *'The loss of around a third of the rear block, in conjunction with the substantial rebuilding to the front range, means that the evidence of the building's early fabric represents a vestigial survival'*.
35. Given that assessment, albeit related to possible national listing ultimately refused, and bearing in mind that the exterior of the building would remain substantially intact, the development would not have a significant adverse

---

<sup>8</sup> October 2017

<sup>9</sup> Published March 2012



effect on the host building in heritage terms. Conditions could be imposed, as suggested by the Council's Conservation Officer, to ensure appropriate archaeological records are kept during development works.

36. Overall therefore, the proposed development would not harm the character or appearance of the CQSCA or have a detrimental effect on the settings of nearby listed buildings. Nor would it cause material harm to the host building, a non-designated heritage asset. Accordingly, the proposal would comply with CS policy BCS22 and SADMP policy DM31, the Framework and relevant statute<sup>10</sup>, which all seek to safeguard heritage assets, taking account of their significance.

### **Conditions**

37. The Council has suggested conditions which I have considered, making amendments, if necessary, to ensure compliance with the tests contained in the Planning Practice Guidance (PPG). I have amended some of the suggested conditions to reflect the retained A4 use of the ground floor. A condition setting a time limit for commencement of the development is required by statute. Conditions regarding sound insulation, noise (including noise from plant and equipment) and cooking fumes/odours are necessary to protect the living conditions of future occupiers and existing residents in the vicinity.
38. It is appropriate for there to be conditions relating to archaeological works and recording as the building is locally listed and of historic interest. Conditions relating to solar panels and energy efficiency are required to ensure that the development contributes towards mitigating and adapting to climate change and to protect the CQSCA. A condition relating to external lighting is necessary to ensure safe and convenient access to the property. I have amended the condition slightly to make specific reference to the passageway which will be the sole means of access to the student accommodation.
39. It is necessary for there to be conditions regarding refuse/recycling, waste management and a student moving in/moving out strategy to ensure that there are adequate refuse/recycling facilities, to protect the living conditions of adjacent occupiers and to prevent obstruction of the highway. A condition regarding cycle parking is necessary to ensure that the provision is suitable and accessible and to encourage use of sustainable modes of transport. I have amended that suggested condition slightly in response to particular concern about the access to the cycle store. Conditions restricting time periods for use of refuse/recycling facilities, deliveries to the site and the opening hours of the ground floor bar are necessary to safeguard the living conditions of future occupiers and any residents nearby.
40. A condition regarding window refurbishment and secondary glazing works is necessary to safeguard the character and appearance of the CQSCA and the settings of adjacent listed buildings. It is appropriate for there to be a condition requiring the development to be carried out in accordance with the approved plans for certainty. I have amended the Council's suggested plans condition as it included a 'tailpiece' element which can create uncertainty. However, I have included the ability to facilitate minor change in respect of the cycle store access, if necessary. Such a change would not prejudice any third party.

---

<sup>10</sup> ss. 66(1) and 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

41. It is essential that the requirements of conditions 2-4 are agreed prior to development commencing to safeguard the living conditions of future occupiers and to ensure the recording of important archaeological or architectural features.

### **Conclusion**

42. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

*JP Tudor*

INSPECTOR

### **SCHEDULE OF CONDITIONS**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) No development shall take place until there has been submitted to and approved in writing by the local planning authority a detailed scheme of noise insulation measures for all residential accommodation, this scheme shall also include details of ventilation. The scheme of noise insulation measures shall take into account the noise measurements detailed in the Noise Impact Assessment (prepared by Acoustic Consultants Ltd: October 2017 Ref: 6803/BL) submitted with the application and with the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings". The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Recommendation:

The recommended design criteria for dwellings are as follows:

Daytime (0700 - 2300) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.

Night-time (2300 - 0700) 30 dB LAeq 8 hours & L<sub>max</sub> less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the recommended design criteria is as follows:  
Noise Rating Curve NR20 at all times in any habitable rooms

- 3) No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the local planning authority.

The scheme of investigation shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of



the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 4) No redevelopment or refurbishment shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.
- 5) No occupation of the residential student accommodation shall take place until an assessment of the potential for noise from the ground floor commercial use to affect residential occupiers of the student flats which are part of this development and existing residential properties in the area has been submitted to and approved in writing by the local planning authority.

The assessment shall include noise from:

Music

Customers (including customers in any outside area)

Ventilation, refrigeration and air conditioning plant or equipment

If the assessment indicates that noise from the ground floor commercial use is likely to affect residential occupiers of the student accommodation or neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority prior to occupation of the residential student accommodation.

The noise mitigation measures shall be designed so that nuisance will not be caused to residential occupiers of the student accommodation within the building or neighbouring noise sensitive premises from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS4142: 2014 Methods for rating and assessing industrial and commercial sound and of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings".

The approved scheme shall be implemented prior to the occupation of the residential student accommodation and be permanently maintained thereafter.

- 6) Prior to implementation or the relevant element of the scheme, full details of the solar PV panels, including the exact location, dimensions, design, and technical specification, together with calculation of energy generation and associated CO<sub>2</sub> emissions to achieve 23% reduction on residual emissions from renewable energy in line with the approved Sustainability Statement (prepared by Sustainable Construction Services, dated 18/08/2017) shall be submitted to the local planning authority and approved in writing. The renewable energy technology shall be installed in full accordance with the approved details prior to the first occupation of the development hereby approved, and thereafter retained and maintained as such.
- 7) The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the approved Sustainability Statement (prepared by

Sustainable Construction Services, dated 18/08/2017) prior to occupation. A total 63% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 23% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved, in accordance with the approved Sustainability Statement. All measures shall be completed prior to the occupation of the development hereby approved, and retained and maintained as such thereafter.

- 8) Full details of a scheme of external lighting, including in relation to the passageway access, shall be submitted to and approved in writing by the local planning authority prior to the commencement of that element of the scheme. The approved scheme shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved and retained and maintained as such thereafter.
- 9) No equipment for the extraction and dispersal of cooking smells/fumes shall be installed until details including method of construction, odour control measures, noise levels, its appearance and finish have been submitted to and been approved in writing by the local planning authority. The approved scheme shall be installed before the use of any such equipment and thereafter shall be permanently retained.

The details provided shall be in accordance with Annexe B of the 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System'. Published electronically by Department for Environment, Food and Rural Affairs. <https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>

- 10) No occupation of the residential student accommodation shall take place until there has been submitted to and approved in writing, by the Council, an Odour Management Plan in relation to the commercial use of the ground floor. The plan shall set out odour monitoring, extraction system cleaning and maintenance, filter replacement policies and mitigation measures to be taken should an odour nuisance be established.
- 11) No residential building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.
- 12) Notwithstanding condition 21, no building shall be occupied for the residential use hereby permitted until full details of the cycle parking provision have been submitted to and approved in writing by the local planning authority and the development has been carried out in accordance with the approved details. Thereafter, the cycle parking provision shall be kept free of obstruction and available for the parking of cycles only.
- 13) The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition 4.

- 14) The development shall be carried out in full accordance with the approved Waste Management Statement (prepared by BBA Architects & Planners Ref: D1) throughout the lifetime of the development hereby approved.
- 15) The development shall be carried out in full accordance with the approved Student Moving In/Moving Out Strategy (prepared by Pegasus Group, December 2017 JT/BRS.6369 Rev A) throughout the lifetime of the development hereby approved.
- 16) The rating level of any noise generated by plant and equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142:2014 Methods for rating and assessing industrial and commercial sound.
- 17) Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 0800 and 2000 Monday to Saturday and not at all on Sundays or Bank Holidays.
- 18) Activities relating to deliveries shall only take place between 0800 and 2000 Monday to Saturday and not at all on Sundays or Bank Holidays.
- 19) No customers shall remain on the retained ground floor premises outside the hours of 0800 to 0100 on weekdays and 0800 to 0200 on weekends.
- 20) All window refurbishment and secondary glazing works are to be carried out in full accordance with the approved details.
- 21) The development hereby permitted shall be carried out in accordance with the following approved plans, unless variation is agreed in writing by the local planning authority in order to discharge condition 12:

4067 010 Location plan  
4067 021 Existing ground floor plan  
4067 022 Existing first floor plan  
4067 023 Existing second and third floor plan  
4067 025 Existing sections  
4067 011C Proposed ground floor plan  
4067 012D Proposed first floor plan  
4067 013B Proposed second and third floor plan  
4067 017 Front Elevation  
4067 018B Proposed Elevations  
4067 019C Proposed Elevations  
4067 D01 Sash Window Repair and Secondary Glazing

END OF SCHEDULE