



Appeal Decision

Site visit made on 18 September 2023

by T Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 December 2023

Appeal Ref: APP/Z0116/W/23/3319596

Beaufort Multi Storey Car Park, Southmead Hospital, Southmead Road, Bristol, BS10 5FN

- 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 The Hospital Company Limited against the decision of Bristol City Council.
 - The application Ref 22/02282/F, dated 6 May 2022, was refused by notice dated 6 October 2022.
 - The development proposed is described as "external alterations to the south-western and north-eastern elevations of the Car Park."
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. No site address is given on the application form. As such I have used the address from the Council's decision notice as this accurately describes the location of the proposal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host building and area.

Reasons

4. The appeal site is located within the ground of Southmead Hospital. The area is characterised by a mix of buildings scales, designs and materials, with both modern and traditional buildings located in close proximity. The appeal building is a five-storey car park located adjacent to an area of open space with hospital buildings located on three sides. The appeal building is a flat roof multi-storey car park finished with timber cladding and metal wiring. The timber cladding has aged to a silver colour and provides an element of interest and contrast to the red brick buildings nearby.
5. The wider area around the appeal site has been carefully redeveloped, with open spaces, landscaping and the use of materials, such as timber, to provide a soft and inviting development.
6. The appellant asserts that the removal of the cladding is necessary due to fire safety and access for maintenance. Cladding would remain on some elevations but would be removed in part on the north-western elevation and on the south-western elevation. The cladding would be replaced with metal wiring.

7. Whilst the north-west and south-western elevations are less visible than others, there is vehicular and pedestrian access to both of these sides. Additionally, whilst an existing building blocks some of the views of the north-western elevation from some viewpoints the elevation is visible from Southmead Way, the nearby pavements, open space and adjoining surface car park.
8. The plan details the replacement of cladding with metal wiring. The proposed material across large elevations would appear stark and uninteresting. When compared to the existing timber cladding, the metal wiring would harm the character and appearance of the host building and the wider area. Whilst some cladding would remain the removal of some sections would still have a harmful impact.
9. I have had regard to the appellants comments regarding fire safety, however I am not convinced there are no other designs or materials, such as those suggested by the Council, which could be improve the safety and maintenance of the building and retain its character.
10. As such, it would conflict with Policy BCS21 of the Bristol City Council Development Framework Core Strategy (2011) (CS) and Policies DM26 and DM30 of the Bristol City Council Site Allocations and Development Management Policies (2014) (SADMP) which seek, amongst other things, to ensure that development contributes positively to an area's character and identity and the broader street scene. The proposal would also conflict with paragraph 130 of the National Planning Policy Framework (Framework) which seeks good design sympathetic to local character.

Conclusion

1. For the above reasons, there are no relevant material considerations, including the approach of the Framework, which would indicate a decision otherwise in accordance with the development plan. It is for this reason that the appeal should be dismissed.

Tamsin Law

INSPECTOR