



---

## Appeal Decision

Site visit made on 10 December 2024

**by Martin Allen BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 20 January 2025**

---

**Appeal Ref: APP/Z0116/W/24/3348569**

**2 The Parade, Shirehampton, Bristol BS11 9TS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Mustafa Cetin against the decision of Bristol City Council.
  - The application Ref is 24/00072/F.
  - The development proposed is alterations to first floor windows to the street elevation
- 

### Decision

1. The appeal is allowed and planning permission is granted for alterations to first floor windows to the street elevation at 2 The Parade, Shirehampton, Bristol, BS11 9TS in accordance with the terms of the application, Ref 24/00072/F, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with drawing nos:  
543443-A-24-1  
543443-A-24-2  
543443-A-24-3  
543443-A-24-4  
543443-A-24-5  
543443-A-24-6
  - 3) All new external work and finishes, and work of making good, shall match the existing building, except where indicated otherwise on the approved drawings.

### Preliminary Matter

2. As the proposal is in a conservation area, I have had special regard to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

### Main Issue

3. The main issue is the effect of the development on the character and appearance of the host building, and whether it would preserve or enhance the character or appearance of the Shirehampton Conservation Area.

## Reasons

4. The appeal site comprises a unit located within a parade of commercial units fronting an area known as The Green. It is a two-storey premises with a glazed shopfront to the ground floor and a large area of brick in-fill with high-level windows above, to the first floor, set under a flat roof. The site forms part of a linear expanse of commercial properties that stretches east to west along High Street and The Parade.
5. The site lies within the Shirehampton Conservation Area (the CA). The Shirehampton Conservation Area Character Appraisal (the SCACA) identifies that the identity of the area is rooted in its village character, while architecture is eclectic, commercial, and unremarkable, but shopfronts, and traditional materials and details continue to define the street as the commercial heart of the village. Specifically, the site lies within the High Street Character Area, where the significance of the CA derives, insofar as it relates to this appeal, from the 2-storey shopping ranks read as strongly horizontal features in contrast to the traditional grain of the rest of the High Street. Architecturally these buildings are less elaborate and of alien materials. The SCACA further identifies that the reinstatement of traditional features, including shop fronts, window patterns and materials is an opportunity for enhancement within the CA.
6. The appeal scheme seeks to replace the existing high-level windows to the first floor with more conventionally proportioned casement windows, positioned lower on the elevation. While the existing high-level windows do impart a distinctly horizontal emphasis, this would also be the case, albeit to a lesser extent, with the proposed three-bay casement window. The unit would continue to be read as part of the elongated parade of commercial units and thus the “horizontally characterised façade” would remain a legible feature of the CA. My view in this respect is reinforced by the presence of similarly proportioned windows further along the parade of units, which do not undermine its horizontal character
7. Given that the defining characteristic of this particular part of the CA, the horizontal façade of the parade of buildings, would be retained by the proposed development, the visual effect of the proposal would be limited. The significance of a conservation area is dependent upon how it is experienced. Under such circumstances case law has established that proposals must be judged according to their effect on a CA as a whole. Accordingly, I find that the proposal would not be detrimental to the CA and that it would preserve its significance.
8. Given the above I conclude that, on balance, the proposal would preserve the character and appearance of the Shirehampton Conservation Area. This would satisfy the requirements of the Act and would not conflict with policies BCS21 and BCS22 of the Bristol Development Framework – Core Strategy (adopted June 2011), or policies DM26, DM30 and DM31 of the Bristol Local Plan – Site Allocations and Development Management Policies (adopted July 2014). Together and amongst other things, these seek to ensure development is of an acceptable design quality, that proposals safeguard heritage assets, that local distinctiveness is preserved and that alterations to buildings pay regard to their character.

## Other Matters

9. The Council’s Delegated Report identifies that the site lies near to a Grade II listed building, 1 The Green. The Council raise no objection to the proposal on the basis

of any effect it may have on this designated heritage asset. Having had regard to this matter, in discharging my duty under Section 66 of the Act, I find that there would be no adverse effect on the setting of this listed building.

### **Conditions**

10. In the interests of preserving the character and appearance of the area, I have imposed, in addition to the standard conditions, a condition requiring any external works of making good to match the existing building materials.

### **Conclusion**

11. For the reasons given above, and having regard to all other matters raised, I conclude that the proposal accords with the development plan as a whole, and the appeal should be allowed.

*Martin Allen*

INSPECTOR