



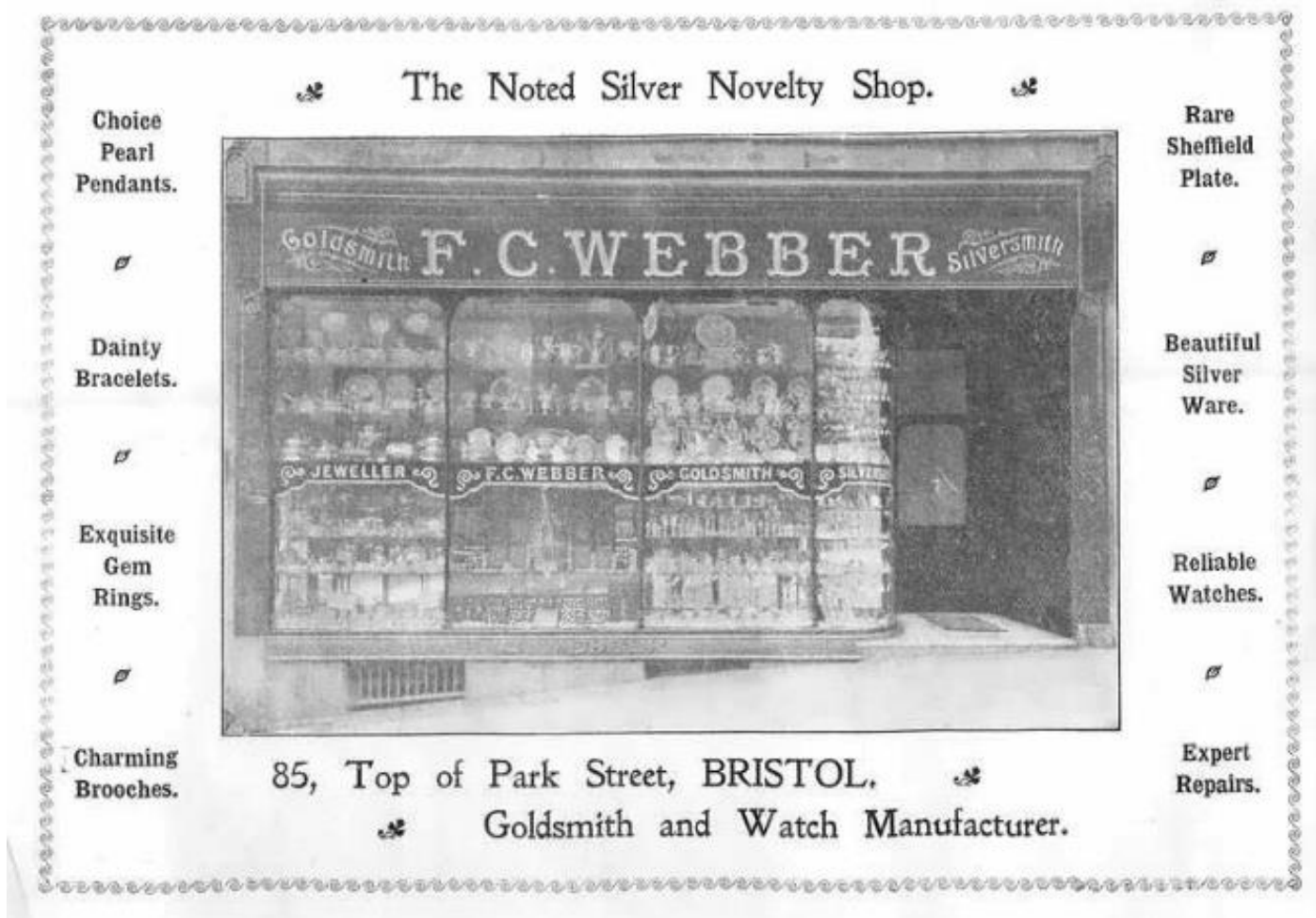
When Pinkmans Bakery decided they wanted to open a new bakery and café in Bristol, they turned to Planning Potential to secure the planning and listed building consents they needed to enable them to adapt an historic retail unit on Park Street.

The application site formed part of a group of listed buildings on Park Street in Bristol, and was surrounded by Grade II and Grade II\* listed buildings. Pinkmans proposed to undertake extensive works to the Grade II-Listed unit, to accommodate bakery and café facilities. These proposed works included changes to the shopfront, new advertisements, internal fit-out, extraction equipment for a wood-fired pizza oven, and the installation of roof lights at the rear of the premises. Due to the sensitivities of the location, we worked closely with planning and conservation officers to address all the issues that arose during the application process, and liaised with our client to agree appropriate solutions.

Careful justification was required to demonstrate why the proposals were acceptable and how they would preserve and enhance the significance of the listed building and surrounding area. Whilst the council's shopfront design guidance recommends that traditional stall-risers be incorporated beneath the shop window, we were able to source an original image which clearly showed that the shop had historically been glazed to floor level. We were therefore able to argue that Pinkmans would be reintroducing the original 19th century shopfront appearance to Park Street. Justification for the materials chosen and specific detailing was also required in order for the council to allow permission.

Permission for the proposed extraction equipment was particularly important to Pinkmans, because it would enable their bakery/café concept to come to fruition. As the rear of the property was visible from surrounding Grade II\*-Listed buildings, careful consideration had to be given to the design of the extraction equipment, as well as its possible impact on residential amenity.

Permission was granted by planning officers, under delegated powers, in September 2015.



Park Street is the main street in Bristol, which links the City Centre to Clifton. The Street has unfortunately struggled over recent years, with retail investments in the wider Bristol area drawing some trade away from traditional high street areas, such as this. We were proud to play a part in securing investment for the listed unit, which will no doubt encourage other retailers to the area. Pinkmans Bakery is now open for business and for the enjoyment of Bristolians.

### Summary of achievements

- Preparation, coordination and monitoring of successful planning and listed building applications
- Assessment of heritage significance and justification of a range of proposals
- Preparation, coordination and monitoring of successful applications to discharge conditions
- Effective liaison with planning and conservation officers at the council
- Successfully securing planning and listed building consents to enable Pinkmans to occupy the unit
- Helping to secure investment for an historic Grade II-Listed unit
- Enabling Pinkmans Bakery to open an attractive new outlet

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