

**Planning (Listed Buildings and Conservation Areas) Act 1990  
The Planning (Listed Buildings and Conservation Areas) Regulations 1990**

## **NOTIFICATION OF DECISION**

Application Type: **Listed Building Consent (Alts/exts)**

Address to which the proposal relates:  
**The Exchange 1 Milk Street City Centre Bath**

Application No: **25/01191/LBA**

Description of Proposal:

**External alterations for the display of 1no. non-illuminated sign, 1no. non-illuminated hanging sign and 1no. fanlight vinyl sign.**

Application submitted by: **Empiric Student Property Plc**

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**CONSENT** is hereby granted for the above works in accordance with the application, plans and drawings submitted by you subject to the condition(s) set out below:

**1 Time Limit - Listed Building Consent (Compliance)**

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**2 Signage - matt finish (Compliance)**

Signs 02 and 03 hereby approved shall be finished in a matt paint in the colour as shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

**3 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

**PLANS LIST:**

OS Extract	26 Mar 2025	LOCATION PLAN	
Drawing	26 Mar 2025	A12388-TPB-B1-ZZZ-DR-A-049000-S1-P01	SITE LOCATION PLAN EXISTING
Revised Drawing	03 Jun 2025	A12388-TPB-B1-ZZZ-DR-A-042051-S2-I05	PROPOSED ELEVATIONS NORTH AND EAST
Revised Drawing	03 Jun 2025	A12388-TPB-B1-ZZZ-DR-A-042052-S2-I05	PROPOSED ELEVATIONS WEST

**Condition Categories**

Bath & North East Somerset Council  
(COLBAZ)

**Please read the notes that accompany this decision notice.**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit an application to Discharge Conditions and pay the relevant fee via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Civil or legal consents**

This permission does not convey or imply any civil or legal consents required to undertake the works.

### **Responding to Climate Change (Informative):**

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

### **Permit/Consent Decision Making Statement**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Policy Framework.

Date of Decision: 4th June 2025

**Louise Morris**

**Head of Planning & Building Control**

**IMPORTANT NOTE** - The above decision refers to Listed Building Consent only and does not grant or imply Planning Permission, Advertisement Consent, Building Regulation or other consents under any other legislation. Please check with Building Control whether building regulations approval is needed for your work.

## **APPEALS TO THE FIRST SECRETARY OF STATE**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice (8 weeks for Advertisement appeals).
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## **PURCHASE NOTICES**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

## **COMPENSATION**

- In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the First Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.