
Bath & North East Somerset Council

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Fax: (01225) 394199
DX: 8047 (Bath)
Date: 25th November 2011
Our Ref: 11/02753/LBA

Drivers Jonas Deloitte (Birmingham)
4 Brindley Place
Birmingham
B1 2HZ

Dear Sir

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

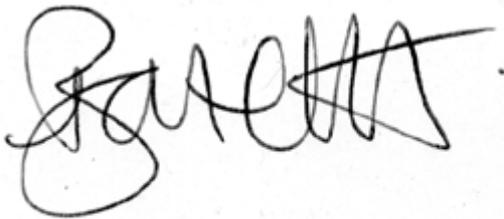
Address to which the proposal relates: Application No: **11/02753/LBA**
Bath Spa Railway Station Dorchester Street Bath BA1 1SU

Description of proposal: Date registered: **17th June 2011**
Internal alterations for the installation of service lift in third finger vault from the south to serve unit 5 at Bath Spa Railway Station

Name of Applicant: **The Southgate Limited Partnership**

With reference to the above application for listed building consent, please find enclosed a copy of the Local Planning Authority's notification of decision. Your attention is drawn to the notes that accompany the decision notice which give guidance on matters such as making appeals, serving purchase notices and compensation issues. However, if you require further assistance on any of the above areas, please contact Planning Services.

Yours faithfully



Lisa Bartlett
Development Manager, Planning & Transport Development

**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: **Bath Spa Railway Station Dorchester Street Bath BA1 1SU**
Application No: **11/02753/LBA**

Description of Proposal:

Internal alterations for the installation of service lift in third finger vault from the south to serve unit 5 at Bath Spa Railway Station

Application submitted by: **The Southgate Limited Partnership**

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 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 Unless otherwise agreed in writing by the local planning authority, the restaurant and retail units associated with the Brunel Vaults shall not be brought into use or otherwise occupied until the applicant, or their agents or successors in title have: (a) assessed the potential for the display or reinstatement of any significant heritage assets removed or disturbed within the Brunel Vaults development area, (b) prepared a scheme of heritage enhancement works, which must be submitted to and approved in writing by the Local Planning Authority, and (c) carried out and completed the heritage enhancement works in accordance with the approved scheme.

Reason: The local planning authority wishes to ensure that there is an appropriate heritage gain within this part of the overall development, to compensate for the additional loss of historic fabric within the finger vault.

3 No works shall commence until the Local Planning Authority has first approved in writing details of a programme of access which will be afforded to a named archaeologist to observe and record those parts of the building which are likely to be disturbed or concealed in the course of redevelopment. The approved archaeologist shall thereafter be allowed access in accordance with the details so approved.

Reason: To ensure that features of archaeological or architectural importance within the building are recorded before their destruction, refurbishment or concealment.

4 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:

This decision relates to the following plans and documents:

Bath & North East Somerset Council
(COLBAZ)

Please read the notes that accompany this decision notice.

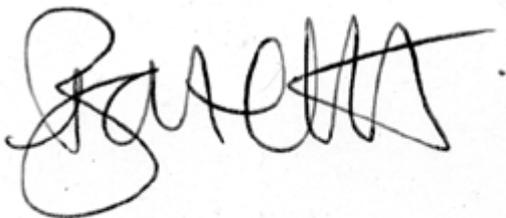
437/100J; 437/200Q; 437/202/2; 437/401N; 437/466; 437/540H; 437/560N; 3824/S01; 3824/S20/2 and Historic Building and Archaeology Assessment, all received on 17th November 2010.

The local planning authority anticipates that the recording programme required by Condition 3 will be undertaken in close association with and with identical methodology to the recording already undertaken in connection with the listed building consent for the overall Southgate scheme.

REASON FOR GRANTING CONSENT

The local planning authority is satisfied that the proposed works have only a small additional impact upon the special character and appearance of the Grade 2 listed Bath Spa railway Station, and that the securing by means of an appropriate Condition of additional heritage benefits will mean that overall the proposed works will on balance preserve or enhance the heritage asset. This approach has had regard to the provisions of PPS5 - Planning for the Historic Environment, relevant Local Plan Policies, and the advice of English Heritage, and has also taken into account all other representations made in respect of this application.

Date of Decision: 25th November 2011

A handwritten signature in black ink, appearing to read 'Lisa Bartlett', with a large, sweeping flourish at the end.

Lisa Bartlett
Development Manager, Planning & Transport Development

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.

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 Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- 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 him 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.
- In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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.