



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 16/05801/FUL

ADDRESS: 3 Trim Bridge

PROPOSAL: Change of use from shop (Use class A1) to Restaurant/Hot food  
takeaway (Use class A3/A5)

CASE OFFICER: Samantha Mason

DATE: 2 December 2016

COMMENT: OBJECTION

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No 3 Trim Bridge, although not listed, is sandwiched between No 2 Trim Bridge and No 18 Upper Borough Walls both of which are Grade II listed and within an historically sensitive part of the city adjacent to the Trim Bridge, a section of the city walls and the Mineral Water Hospital. This is a material consideration when assessing the proposals submitted.

When determining all applications for new shopfronts and signage we ask that the following guidelines are observed.

*The context, or general setting, of Bath should be understood, respected and reflected in any proposed work to shopfronts.*

*Design, materials and workmanship should be of the highest quality.*

*Any proposed or altered shopfront should be historically credible.*

*House styles which do not meet the requirements of style, lettering, materials and signs are not acceptable. Multiples should be required to adapt their proposals to the special conditions of the city.*

*Standard designs of any sort are not acceptable. They should be specifically designed for their context.*

(Bath City Council: Bath Shopfronts, Guidelines for Design & Conservation 1993).

We maintain our objection to the use of unnecessary illumination.

The application is for a change of use, fascia, hanging sign and sandwich board. We take each aspect in turn:-

### CHANGE OF USE

We are concerned at the loss of yet another retail frontage to food outlet, especially in this area which is already subject to odours from nearby restaurants and hot food outlets. No evidence of marketing as retail has been provided to show that there is a lack of demand in order to consider such change of use.

### FASCIA/SHOPFRONT

No detailed information has been given with regard to the fascia. The application form states gold/grey (though the drawings look more like a brown colour) and metal and timber. The type of signage needs to be stated. We would encourage the use of a traditionally signwritten fascia.

Drawing 2016/06/04B shows the fascia as '*Chef Wu*' yet the signage drawing shows the fascia as '*Chef Wu, Oriental Cuisine*'. Clarification is required with accurate drawings.

No colour has been indicated for the repainting of the shopfront. Colour swatches/references need to be provided for the avoidance of doubt.

### HANGING SIGN

No objection to the hanging sign except the materials which should be timber and traditionally signwritten. However the illumination should be removed. We can find no consent for any existing lights.

### SANDWICH BOARD

To comply with the rules covering sandwich boards it would need to be located on the pavement immediately outside the building. This pavement is very narrow and therefore a board would block pedestrian access. This aspect should be deleted from the application. It should also be made clear to the applicants that placing the sandwich board in either Upper Borough Walls or Trim Street would not be permissible.

### SUMMARY

The works, by virtue of the use of inappropriate materials, inappropriate illumination, conflicting documentation and the lack of information leaving doubt as to what precisely is proposed is considered to be detrimental to the special historical and architectural interest and character of adjacent listed buildings and the conservation area contrary to S16 and S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 12 'Conserving & Enhancing the Historic Environment' of the NPPF, Core Strategy Policy B4 and CP6 and Saved Local Plan Policies BH2 and BH17, and should be refused in its current format.