



Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/01477/FUL

ADDRESS: Lloyds TSB, 16 Lower Borough Walls

PROPOSAL: Change of use from A2, with part C3 residential dwelling use, to A3 Use including internal and external alterations to existing listed building to provide new shop front, new internal vertical circulation, additional first floor accommodation and provision of new rear roof terrace

CASE OFFICER: Sasha Berezina

DATE: 5 April 2017

COMMENT: OBJECTION

Bath Heritage objects to this application in the current format.

Whilst it is accepted that the current building has been subject to inappropriate and unsympathetic alterations over time, any scheme brought forward has to be considered carefully and seek to improve and perhaps reverse such alterations. In many ways this scheme does this, however there are some issues which lead to our objection as there is no facility to object to just one part of an application.

Our first concern relates to the change of use. It is appreciated that the A2 use has now ceased but we do have concerns at the complete conversion to an A3 use. This entails the loss of residential accommodation which we do not consider acceptable. The pressures on local housing, especially in a sustainable central location, are such that we do not consider the perceived benefits to outweigh this loss. Indeed, we would prefer to see an increase in residential accommodation.

We remain concerned at the relentless conversion of premises in Bath to café and restaurants. It is considered that we are at the point now where it is beginning to have an adverse impact on Bath as a whole. There are a large number of empty shops at present and there is concern that this is partly due to the lack of variety that Bath now offers.

We do not consider that a roof terrace is necessary. Indeed we query how much potential noise nuisance this could cause.

We do not believe that the rear windows should be replaced using powder coated aluminium. This remains a listed building therefore we consider that the windows, if they require replacing, should be timber and single glazed.

Regarding the internal alterations, we believe that providing there is no further loss of historic fabric, in general they are acceptable. However, without the benefit of a site visit it is difficult to assess this and therefore leave this aspect to the specialist knowledge of the conservation officer.

The works, by virtue of the loss of a residential unit, conversion to A3 and the use of some inappropriate materials are considered to be detrimental to S16 and S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 12 'Conserving & Enhancing the Historic Environment of the NPPF and Local Plan Policies DW1, B1, B4, CP6, CP12 CP6 of the BANES Core Strategy and saved policies D2, D4, BH2 and BH6 of the BANES local plan and should be refused in its current format.