



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/01532/LBA

ADDRESS: Yammo, 66 Walcot Street

PROPOSAL: Refurbishment of the existing building including the reopening of two existing blocked up openings to the external courtyard, the repair and improvement of the existing timber structure, the alteration of a set of stairs and the construction of an additional W.C. Improvements to the existing basement level kitchen to include the provision of adequate ventilation and drainage systems.

CASE OFFICER: Sasha Berezina

DATE: 8 April 2017

COMMENT: OBJECTION

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Bath Heritage Watchdog strongly objects to this application.

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.*

NPPF Section 12 ‘Conserving & Enhancing the Historic Environment’ para 128 –

*‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary’.*

Regrettably this building has been the subject of previous owners who have carried out inappropriate alterations without consent. We are now in a situation where yet more inappropriate alterations are proposed. In order for the application to be properly assessed a full appraisal of the building’s history and chronology is required. This has not been provided.

#### WALCOT STREET FRONTAGE

The most prominent proposed alteration is the removal of the current shopfront and replacement with bifold doors. Whilst the building is modest, it is listed and is in historic surroundings and should be treated respectfully. We can see no justification for the removal of the shopfront and installation of bifold doors. Applicants who wish to make alterations to a listed building must provide strong justification. In this case none is provided. If the business cannot be accommodated without such damaging alterations then clearly it is not the right premises for the business doors. Bifold doors are not an acceptable addition to a Georgian building and this aspect should be removed from the application.

#### REAR ELEVATION

The current structure to the rear of the property cannot really be considered more than a poorly executed smoking shelter. We are unable to find consent for this structure and rather than it being amended or altered we would advocate its complete removal.

The documents state that the structure is being retained yet the drawing shows new foundations, etc. This indicates a new structure.

The removal of this structure would accord considerable enhancement to this elevation which, despite being to the rear, is extremely visible.

If an extension is to be permitted it has to be of a much higher quality and appropriate for the surroundings.

#### EXTERIOR

It is clear that the stonework has been painted and repainted many times. It is therefore likely to be causing degradation to the stonework and potentially damp problems. We would like to see the paint removed under close supervision and by way of an approved method. Then, if required, a sheltercoat or limewash applied.

## SUMMARY

The works by virtue of unsympathetic and inappropriate alterations are considered to be detrimental to the special architectural and historic character and interest of the listed building, 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 and Local Plan Policies B1, B2, B4 and CP6 of the BANES Core Strategy and saved policies D2, BH2 and BH6 of the BANES local plan and should be refused in its current format.