



Bath Heritage Watchdog

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APPLICATION NUMBER: 17/04049/FUL

ADDRESS: Brigits Bakery, 17 Argyle Street, Bath

PROPOSAL: Change of use of the public pathway for use of tables and chairs

CASE OFFICER: Caroline Power

DATE: 26 August 2017

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

The main issues with this proposal are the adverse impact on the setting of the Grade I listed Pulteney Bridge and access for visitors to view the iconic building. There is also concern regarding pedestrian safety in this congested and narrow area.



The application should be marked as retrospective as it is noted that the tables & chairs are already in place and there is no permission currently in place for this configuration. It is noted, following a report to Enforcement, that the umbrellas have been removed. We would be opposed to them returning in whatever format.

We have checked the planning website to identify any previous permission granted. Application 07/01293/FUL is relevant in that it granted permission (against the advice of the Historic Environment Team) for 5 tables and chairs on the terrace and 2 tables & chairs to the front of the building. However, the layout previously granted permission is different to that being applied for in this application and currently in use. This therefore makes the current use unauthorised.

The previous permission sited the tables & chairs against the side wall which meant that anyone wishing to view Pulteney Bridge and the riverside could do so. The proposed/current layout prevents this completely. It is considered that if permission is to be granted that the previous configuration is reverted to and that consideration is given to reducing the number of tables & chairs.

We would also suggest that if permission is to be granted that dark charcoal or black tables & chairs are used as this would help them blend in with the terrace railings and lessen the impact.

The works, by virtue of the adverse impact on the setting of the Grade I listed Pulteney Bridge is considered to be detrimental to the special architectural and historic character and interest 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 and Policies CP6, D1, D2, D9, & HE1 of the Core Strategy and Placemaking Plan and should be refused.