



Bath Heritage Watchdog

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APPLICATION NUMBER: 17/04417/LBA

ADDRESS: Hobgoblin, 47 St James' Parade

PROPOSAL: Internal and external alterations for the conversion and change of use of 1st, 2nd and 3rd floors to hotel/bed and breakfast rooms and change of external colour

CASE OFFICER: Caroline Power

DATE: 9 December 2017

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

The first thing to note is that this application should be noted as being retrospective or part retrospective. The exterior of the building has already been painted and work appears to be continuing internally, though it is not clear whether all work has been carried out upstairs.

Unauthorised works to a listed building are a criminal offence and cannot be condoned. Ignorance of listing is not a defence where work is undertaken without the necessary consent. The listing is revealed in conveyance searches and the Historic England Register is freely available online. Using retrospective applications shows disdain for the democratic planning processes.

This application is extremely poorly presented. The drawings are basic to say the very least and consist purely of floor plans. Given that subdivision is proposed, large scale drawings of the proposed structures are required, together with elevations showing how those stud walls affect the remaining features and where they are to be placed in relation to the windows.

The 'colour swatch' provided for the external paint is devoid in any real section of colour. However as this work has already been carried out, it is completely evident that the colour is wholly inappropriate. The fact that it has been added to the previous paintwork is also of concern as this is likely to further increase damp problems which are evident from the photos provided.

New signage has been attached to the building with associated illumination. No information on this has been provided. It is regrettable that the name has been changed.

The Design & Access Statement, as well as being very light on any real detail, appears to be completely at odds to the actual work carried out and being carried out. We are at a loss to see why this application was validated in a format which does not include crucial information required to determine the application.

The works as proposed 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 Policies DW1, CP6, D1, D2, D3 and HE1 of the Core Strategy and Placemaking Plan and should be refused in its current format.