



Bath Heritage Watchdog

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APPLICATION NUMBER: 17/05207/LBA

ADDRESS: Belushis, 9 Green Street

PROPOSAL: replacement of existing windows with new timber framed double glazed

CASE OFFICER: Samantha Mason

DATE: 12 November 2017

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

No 9 Green Street (listed as No1 Broad Street The Oliver Public House) was originally two houses dating from the late 18th century but now forms a public house. It is listed Grade II and is located in the Bath Conservation Area and World Heritage Site.

The proposal is to replace the current ground floor fenestration with a new configuration and double glazing.

Regrettably no detailed historical appraisal has been included with this application to justify the changes and to show any historical context for the new configuration. We have carried out some brief research and have found the following two photos:-



Fortts 1930s



June 1966

It would appear that the window configuration probably changed at the time the building was converted from a shop (Fortts) to the Oliver Inn. It would be preferable for one or the other to be adopted as there is historical context for them both, whereas the proposed configuration in this application appears to be an amalgam of the two which is unsuccessful. Nevertheless, the listing entry 1394959 specifically describes the current arrangement “*Ground floor wholly mid/late C20 public house front of 'Georgian character' with multi-paned lights divided by pilasters, some of which are paired*” and this makes it virtually impossible to alter the current fenestration without invalidating the list entry. It should also be noted that this is a genuine Georgian building and is listed as a public house, and there is hearsay evidence (though our quick search did not find a photograph) that the Fortts fenestration was a replacement of earlier multi-pane lights which were restored between 1930 and 1966.

Although appreciating the applicants have cited similar windows to the style now proposed in adjacent shops, context should be taken from the building itself and not simply copying adjacent buildings.

We are also opposed to the installation of double glazing. If increased thermal efficiency is required then the use of a thicker glass such as Histoglass would be preferable which will achieve thermal improvement without the double imaging caused by double glazing.

No large scale drawings of the proposed glazing has been provided to show thicknesses, mouldings, etc.

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, CP1, CP6, D1, D2, D3, D10, and HE1 of the Core Strategy and Placemaking Plan and should be revised or refused in its current format.