



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/05863/LBA

ADDRESS: Hobgoblin, 47 St James Parade

PROPOSAL: Internal and external alterations to renovate and repair building including replacement of windows, revised exterior colour scheme and reinstatement of traditional signage using existing ironwork

CASE OFFICER: Caroline Power

DATE: 24 April 2018

COMMENT: OBJECTION

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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 is complete at ground floor level. 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.

Our main issue with this application is the exterior paintwork. The ground floor was painted a dark charcoal green colour without consent. This was on top of the previous paintwork.

It is not entirely clear what this application proposes in respect of the masonry. The application form states '*Dulux white walls and windows upper levels. Little & Greene lamp room grey heritage masonry and windows on ground floors*' and the Schedule of Works states '*Walls redecorated in Dulux White masonry paint and windows in brilliant white gloss. Ground floor level redecorated in Little Greene lamp room grey matt masonry or eggshell woodwork to first floor level, including windows*'. The proposed elevation drawings are also less than clear.

It is completely evident that the current colour is wholly inappropriate and needs to be addressed. However, we are also mindful, and concerned, that the applicants will simply repaint the masonry. Painting Bath Stone prevents it from breathing and therefore performing technically. It can cause degradation of the underlying stone and exacerbates damp.

We would recommend that the paint is removed completely using an appropriate method and then if the stonework is in poor condition we would suggest the use of a limewash.

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.