



Bath Heritage Watchdog

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APPLICATION NUMBER: 17/06229/VAR

ADDRESS: Street Record, Roseberry Road

PROPOSAL: Variation of condition 3 (Plans List) of application 16/03114/ERES (Approval of Reserved Matters in relation to outline application 15/01932/EOUT (Phase 1 of the development comprising 171 flats, local needs shopping unit, and associated development))

CASE OFFICER: Tessa Hampden

DATE: 2 March 2018

COMMENT: OBJECTION

Bath Heritage Watchdog objects to the proposed variations. As there is no mechanism to object to one part of a proposal we have to object to it all.

We note the proposed variations to the above proposals, in particular the increase in height to Blocks A both North and South. Though superficially modest at 46cm, this is an already over-tall design for the location, and any further increase is opposed however minor it seems. It is felt that there must other ways or solutions to avoid an increase in height. Any approval of this variation could suggest a green light for further increases in height on these blocks or elsewhere on the site.

We again voice concern over the ever increasing amount of proposals for tall blocks which impact on the views in/out and across the World Heritage Site (particularly on the valley floor) and are having an ever increasing negative and detrimental impact on the character and setting of the Conservation Area and World Heritage Site. The Outstanding Universal Value includes reference to the World Heritage Site being of "human scale" and this aspect cannot continue to be ignored as though it is irrelevant.

We ask that the increase in height is removed from the proposed variations. There are no major objections to the other amendments proposed.