



Bath Heritage Watchdog

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APPLICATION NUMBER: 18/01129/LBA

ADDRESS: 20 Union Street

PROPOSAL: Internal refurbishment of existing store and display of new shop signage

CASE OFFICER: Laura Batham

DATE: 20 April 2018

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

When determining all applications for new shopfronts and signage we ask that the following guidelines are observed.

The context, or general setting, of Bath should be understood, respected and reflected in any proposed work to shopfronts.

Design, materials and workmanship should be of the highest quality.

Any proposed or altered shopfront should be historically credible.

House styles which do not meet the requirements of style, lettering, materials and signs are not acceptable. Multiples should be required to adapt their proposals to the special conditions of the city.

Standard designs of any sort are not acceptable. They should be specifically designed for their context.

We maintain our objection to the unnecessary use of illumination in the Conservation Area.

Although not stated in the application description and documentation, work has already commenced on site. The application should therefore be annotated as being retrospective.

Unauthorised works to a listed building are a criminal offence and cannot be condoned. Ignorance of listing is not a defence when work is undertaken without the necessary consent. The listing is revealed in conveyance searches and the Historic England Register is freely available online. Advice on the Local Authority website is also easily accessible as is the 'Shopfronts Guide' which we refer to. Using retrospective applications shows disdain for the democratic planning process.

The documentation and photos provided as part of the application appear to indicate that any historic features have been previously removed. Therefore providing the conservation officer is satisfied we do not object to this aspect of proposals. However this should not be construed as condoning work commencing ahead of consent.

The main aspect to this application which leads to our objection is the proposed addition of lighting to the fascia. It is unnecessary and would set an undesirable precedent to the remainder of this street which is currently devoid of such features. We request that this is removed from proposals.

SUMMARY

The works, by virtue of the inclusion of unnecessary illumination, are 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 DW1, D1, D2, D8, D9, D10, and HE1 of the Core Strategy and Placemaking Plan and should be revised or refused.