



Bath Heritage Watchdog

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APPLICATION NUMBER: 18/02599/LBA

ADDRESS: 8 Edgar Buildings, Bath

PROPOSAL: External alterations to include replacing vinyl lettering and changing logo on existing awning

CASE OFFICER: Emily Smithers

DATE: 22 June 2018

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application in its current format.

Firstly, we note from the 'existing photo' that this work has already been carried out. The application should therefore be noted as being retrospective.

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. 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 processes.

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.

Although we have no issues with the design of the fascia, we are disappointed with the use of vinyl lettering which is an inferior material. Traditionally signwritten fascias are the most appropriate for listed buildings, especially those in such a prominent position. We are concerned at the creep of acceptance of such materials and methods.

Whilst there is no issue with the awning, we would request removal of the text/logo from proposals as this would have an adverse impact on the protected building and is unnecessary.

There is concern at the proposed tables/chairs and barriers. This is a very busy section of pavement, not least due to its location adjacent to the busy pedestrian crossing. In addition there is a variety of clutter in the vicinity from bins to bollards. We consider this to be hazardous, especially to anyone with impaired sight, especially as tables/chairs and barriers rarely stay in their designated position. If barriers are to be permitted then all advertising should be removed.

SUMMARY

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, D9, D10, and HE1 of the Core Strategy and Placemaking Plan and should be revised or refused in its current format.