



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 18/02615/LBA

ADDRESS: Old Crown Inn, 131 High Street, Twerton

PROPOSAL: External alterations to include the lowering of boundary stone wall and erection of timber fence

CASE OFFICER: Emily Smithers

DATE: 22 June 2018

COMMENT: STRONG OBJECTION

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

Whilst it is appreciated there have been/are issues with the existing wall, the proposals in this application are considered wholly inappropriate. The proposed works would cause harm to the setting of both the protected pub and the adjacent village hall. It is clear that the current rubble/ashlar wall contributes considerably to the setting of both and therefore should be maintained.

The documentation mentions that the reason for failure and collapse is unknown. This may be the case but in so many of these cases it is due to an ongoing neglect and lack of maintenance. Legislation is very clear that this no excuse for inappropriate works and alterations. It is clear from the photos that there is rubble and ashlar stone from the wall on site and it is to be expected that the wall is rebuilt in its original form.

### 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, D8, D9, D10, and HE1 of the Core Strategy and Placemaking Plan and should be refused in its current format.