



Bath Heritage Watchdog

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APPLICATION NUMBER: 18/02792/FUL

ADDRESS: 6 Lower Borough Walls

PROPOSAL: Use of public highway for the siting of 5 no. tables with accompanying chairs to the front of the property.

CASE OFFICER: Christine Moorfield

DATE: 26 August 2018

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

Firstly it should be noted that the tables and chairs have been in use and in place for some time (see photo below). The application should therefore be marked as being retrospective.



Although the pavement is slightly wider than the norm in this area, the extent is perhaps deceiving due to the lack of kerb to the road and parking area. As can be seen in the photo above when the tables are in use and a car parked in the bay there is barely enough room for one person to pass and certainly a wheelchair or pushchair would find it difficult. This particular section of pavement has an extremely high footfall and it has already been noted that these tables & chairs have already caused some congestion. In addition the pavement is noted as being a shared space for pedestrians and cyclists (as marked on the pavement). The tables & chairs actually cover one of the markers and are therefore contrary to the use of the highway.

If tables & chairs are to be permitted outside the premises then they should be reduced in number and rotated 90 degrees thus creating less of a hazard. A table management plan also needs to be provided. This area is renowned for pigeons (hence Pigeon Park) and seagulls and the applicants need to ensure that no food is left on the tables.

Whilst the chosen colours and furniture may have been chosen to fit with the image of the café, the colours are particularly gaudy and the style particularly flimsy and substandard. We would suggest that a more appropriate design and colour is chosen.

It should also be noted that no change of use application from retail to café has been applied for and that Listed Building consent is required for the signage and hanging sign.

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.

The case should then be referred to the Enforcement Team for the appropriate action.