



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 18/03932/LBA

ADDRESS: Griffin Inn, Monmouth Street

PROPOSAL: External work including removal of paint from external walls, repainting window and door frames, rainwater goods and external ironwork, cleaning currently unpainted stone walls

CASE OFFICER: Caroline Power

DATE: 9 September 2018

COMMENT: OBJECTION

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Regrettably Bath Heritage Watchdog objects to this application in the current format.

Overall the aims of the application are laudable and supportable, but there is such a lack of detailed information that we feel that we cannot support it in the current state.

We strongly support the removal of the paint from the external walls. The use of a poultice system appears to be sensible but no stone cleaning assessment has been included with the application to indicate how this method was arrived at. A test area would be needed under condition before the entire work is carried out.

The removal of paint can sometimes reveal damage to the underlying stonework. If this is found to be the case once the work has been done we would suggest the use of an appropriate limewash to help protect the stone.

It is said that the unpainted south east elevation will be cleaned using a non aggressive method but again no details have been provided in this respect. We do not really consider that the majority of the elevation requires cleaning, though there may be a case for some judicious cleaning just above the string course. The method to be used needs to be stated and a method statement provided for assessment.

Signage is mentioned within the Design & Access Statement but again no details have been provided, let alone large scale drawings.

## SUMMARY

The works 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.

We would suggest that the application is withdrawn and resubmitted once all the requisite documentation is available.