



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 18/00748/FUL

ADDRESS: 16 Lower Borough Walls

PROPOSAL: Change of use from A3 to mixed A3 (Restaurant) and A5 (Takeaway and Hot Food) Use - including internal and external alterations to existing listed building to provide new internal vertical circulation, commercial kitchen, customer seating and ancillary accommodation

CASE OFFICER: Caroline Power

DATE: 2 March 2019

COMMENT: OBJECTION

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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.*

There are two main aspects to this application – the principle of the change of use and the proposed alterations.

## CHANGE OF USE

Whilst we appreciate that it is always preferable for a listed building to be in use, we have considerable concerns at the proposed change of use to a fast food outlet.

The current permitted use is A3 which by its very nature has a slow customer turnover and meals which do not depend on such intensive cooking methods.

The proposed tenant is open for long hours and would naturally have a very high turnover of customers, both takeaway and sit in. The demand for the intense cooking methods is very high and commensurately will have an adverse impact.

The proposed internal changes are difficult to assess and we leave those issues to the conservation officer, however we are concerned that yet more changes are proposed to the protected building closely following on from the previous consented changes. The type of fit out for this establishment is not commensurate with a listed building. There has to be a limit to the amount of alterations a protected building can take.

The fumes and odours emitted by this particular end user are intense and continuous. Given that there have been several conversions to residential close by - Lower Borough Walls (in progress) and 30/31 Stall Street, as well as the Gainsborough Hotel and Thermae Spa – it is considered that the location is surrounded by uses which are likely to be adversely affected.

The pavement outside the previous premises of KFC was greasy and dangerous when wet. There is no reason to suppose this would not occur again in the new location.

Litter is likely to be another issue. The St James' Burial Site (known as Pigeon Park locally) is a popular place for people to sit and while away time and perhaps eat their lunch. We have concern that it will become a magnet for some customers of KFC to its detriment. It would require more large bins to take the litter. No amount of conditions attached to the application will address these issues.

Deliveries also have to be questionable to this location. It is pedestrianised a large amount of time and the size of vehicles required for deliveries are likely to cause disruption due to the limited access.

## SIGNAGE

We strongly oppose the proposed signage.

All illumination should be removed from proposals as it is unacceptable on a listed building.

The fascia signage should be traditionally signwritten and if a hanging sign is to be considered it too should be timber and traditionally signwritten. It would also require a more traditional bracket to hang from and the corporate colours considerably toned down.

The two neon signs proposed would be highly detrimental and should be removed from proposals.

## SUMMARY

We remain unconvinced that the proposed use is appropriate for this building and location. 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.