



Bath Heritage Watchdog

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APPLICATION NUMBER: 21/04526/LBA

ADDRESS: 8 Broad Street

PROPOSAL: External alterations to shopfront, including signage

CASE OFFICER: Caroline Waldron

DATE: 22 October 2021

COMMENT: OBJECTION

On close balance, 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.

We first have to address the issue of the retrospective application. 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' to which we refer.

Using retrospective applications shows disdain for the democratic planning processes. We also believe it is important that tenants, especially new tenants, of listed buildings, have their responsibilities fully explained to them in this respect.

We support the signwritten fascia sign and have no objection to the proposed colour which is to be a matte finish.

However we do not believe the window vinyls are necessary, but consider that one on the door would be acceptable.

With regard to the hanging sign, we note that the position would not comply with current policy but as there is an existing bracket, its reuse is considered acceptable.

No details are provided in respect of the hanging sign other than design and size. The material should be timber and as with the fascia, should be traditionally signwritten.

If the issues raised are addressed we would be pleased to revise our comment.