

SAINSBURY'S – GREEN PARK STATION, BATH
Planning Application 10/04475/FUL
Additional Update for DC Committee, 14th March 2012

English Heritage yesterday made further written comments on this application. In their letter, they assess the merits of the revisions to the originally submitted scheme, and conclude that the changes are in their view only a minor improvement to the overall character of the Sainsbury's store.

Your Officers' view is that the package of enhancements that has resulted from negotiations with the Applicants' Agents is the best that can realistically be secured in connection with a proposal for an Extension to the existing store. The improvements to the external appearance of the entire store building in views from the south and east (ie from the River and from Midland Bridge Road) are valuable enhancements to the benefit of the community and to the character and appearance of this part of the Conservation Area and World Heritage Site.

English Heritage's letter concludes that the proposed Extension constitutes "less than substantial harm to heritage assets", but advises that a decision on this application should have regard to Policy HE9.4 of PPS5 on the Historic Environment. This Policy recognises that permission can be granted for developments that do not result in substantial harm to heritage assets in cases where the scheme as a whole incorporates aspects of public benefit.

Your Officers have considered the views of English Heritage and can advise members that we are satisfied that having regard to the scheme as a whole – including the enhancements to the overall appearance of the existing store, the provision of improved accessibility between the river towpath and cycle route and the site, the provision of cycle access and parking facilities, the provision of new landscaping works and the enhancement of the amenities of the area between the river and the store building – the proposals do fall within the provisions of Policy HE9.4 of PPS5.

If the Committee supports the proposals, then this matter will be included in the Reasons for Granting Permission in due course.

Geoff Webber
Senior Professional – Major Developments