

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**1st August 2018**

**DECISIONS**

<b>Item No:</b>	01
<b>Application No:</b>	18/00058/EREG03
<b>Site Location:</b>	Bath Quays North Development Site, Avon Street, City Centre, Bath
<b>Ward:</b> Kingsmead	<b>Parish:</b> N/A <b>LB Grade:</b> N/A
<b>Application Type:</b>	Reg03 app with EIA attached
<b>Proposal:</b>	Outline planning application for comprehensive mixed use redevelopment, comprising B1, C1, C3, A1, A3, A4, D1 and D2 uses, with total combined floorspace of up to 38,000sqm (GIA, above ground), infrastructure (including basement car park) and associated development, including demolition of existing multi storey car park and amenity building. Access, landscaping, layout and scale for approval (to extent described in separate Development Specification), all other matters reserved.
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Air Quality Management Area, Policy B1 Bath Enterprise Zone, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, British Waterways Major and EIA, British Waterways Minor and Householders, Conservation Area, Contaminated Land, Policy CP12 Centres and Retailing, Policy CP9 Affordable Housing Zones, Policy CR3 Primary Shopping Areas, Flood Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, Placemaking Plan Allocated Sites, Public Right of Way, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Bath & North East Somerset Council
<b>Expiry Date:</b>	30th April 2018
<b>Case Officer:</b>	Gwilym Jones

**DECISION** Delegated to permit subject to applicant entering into S106 agreement and relevant conditions.

<b>Item No:</b>	02
<b>Application No:</b>	17/05597/FUL
<b>Site Location:</b>	Ryman Engineering Services, Frome Road, Radstock, Bath And North East Somerset

<b>Ward:</b> Radstock	<b>Parish:</b> Radstock	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Demolition of existing building and redevelopment of the site for residential purposes involving the erection of 10 units and associated infrastructure, including parking and private gardens	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Coal - Standing Advice Area, Conservation Area, Contaminated Land, Policy CP9 Affordable Housing Zones, Flood Zone 2, Flood Zone 3, Policy GDS1 Site Allocations, Housing Development Boundary, LLFA - Flood Risk Management, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, Policy PCS6 Unstable Land-Coal Mining Le, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Ryman Engineering Services	
<b>Expiry Date:</b>	20th June 2018	
<b>Case Officer:</b>	Chris Gomm	

**DECISION** Delegate to Permit subject to conditions

<b>Item No:</b>	03	
<b>Application No:</b>	18/00179/FUL	
<b>Site Location:</b>	The Copse, Bannerdown Road, Batheaston, Bath	
<b>Ward:</b> Bathavon North	<b>Parish:</b> Batheaston	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 5no dwellings with access and associated works following demolition of existing dwelling	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy CP9 Affordable Housing Zones, Housing Development Boundary, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones, Policy ST8 Safeguarded Airport & Aerodro, Tree Preservation Order,	
<b>Applicant:</b>	Complete Build Solutions Ltd	
<b>Expiry Date:</b>	2nd August 2018	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION** PERMIT

### 1 Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission

## **2 Construction Management Plan (Pre-commencement)**

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. It shall also include details of how ground stability will be maintained during the construction process. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway, the protection of residential amenity and land stability in accordance with policies PCS6 and ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

## **3 Land Stability Assessment and Mitigation (Pre-commencement)**

No development shall commence, except for demolition or investigation works, until a detailed land stability report and mitigation method statement have been submitted to and approved in writing by the Local Planning Authority. This shall include a detailed assessment of the potential impacts of the proposed development on the land stability of the site and surrounding slopes and detailed mitigation measures to be employed to address any significant risk identified. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that there is a detailed assessment of land stability undertaken at the detailed design stage and to gain an understanding of the impacts of the proposed development and the most appropriate mitigation methods in accordance with policy PCS6 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because the condition of the land and the appropriate mitigation and construction methods need to be understood before any works commence.

## **4 Drainage Details (Pre-commencement)**

No development shall commence until full details of a surface water drainage system with supporting calculations have been submitted to and approved in writing by the Local Planning Authority. These must demonstrate that the drainage system can store surface water for up to the critical 1:100+ climate change rainfall event without flooding occurring on the site. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the development and neighbouring properties are not subject to unacceptable flood risk in accordance with policy CP5 of the Bath and North East Somerset Core Strategy and policy SU1 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because the size of the attenuation tank will directly affect the initial groundworks and therefore need to be understood before development commences.

## **5 Arboricultural Method Statement (Pre-commencement)**

No demolition or development shall take place until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and details within the approved document implemented as appropriate. The final method statement shall incorporate a provisional programme of works; pre-commencement site meeting with the appointed Arboriculturalist and Local Planning Authority Arboricultural Officer; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should also include the control of potentially harmful operations such as the storage, handling and mixing of materials on site, burning, service run locations including soakaway locations and movement of people and machinery.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with policy NE6 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

#### **6 Wildlife Protection Measures (Pre-commencement)**

No development shall take place until full details of a Wildlife Protection Measures have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) proposed notification of findings of all necessary pre-commencement survey/monitoring for badger activity and (if applicable) nesting birds;
- (b) plan showing fenced exclusion zone/s and details of method statements as required for avoidance of harm to wildlife (including badger if applicable) and retained vegetation and habitats;
- (c) proposals for any additional ecological mitigation requirements arising.

The development shall thereafter be carried out only in accordance with the approved details and with all other ecological mitigation requirements as detailed in the approved Extended Phase I Ecological Survey dated May 2018 (Stark Ecology).

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Placemaking Plan.

#### **7 Sample Panel - Materials (Bespoke Trigger)**

No construction of the external materials of the development shall commence until a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

#### **8 External Lighting (Bespoke Trigger)**

No new external lighting shall be installed without full details of proposed lighting design being first submitted to and approved in writing by the Local Planning Authority; details to

include proposed lamp models and manufacturer's specifications, positions, numbers and heights; and details of all necessary measures to limit use of lights when not required and to prevent upward light spill and light spill onto trees and boundary vegetation and adjacent land; and to avoid harm to bat activity and other wildlife. The lighting shall be installed maintained and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policies NE3 and D8 of the Bath and North East Somerset Placemaking Plan.

### **9 Management Company (Pre-occupation)**

No occupation of the development shall commence until details of a management company which will maintain the communal areas of the site have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:

1. How the management company will be organised and funded in perpetuity;
2. An inspection and maintenance regime for the retained and proposed trees, with particular attention given to the 7no. TPO London Plane Trees along the southern boundary of the site;
3. An agreed height for the Laurel hedge along the southern boundary of the site and details of how this will be maintained;
4. How the wildlife corridor and all approved ecological features and planting will be maintained; and,
5. A site management plan identifying the areas to which the above matters relate.

The communal areas of the site shall thereafter be maintained by the approved management company in accordance with the approved details.

Reason: To ensure the adequate maintenance of the communal areas in the interests of the longevity and health of the retained trees, the privacy of adjoining neighbours and biodiversity in accordance with policies NE6, D6 and NE3 of the Bath and North East Somerset Placemaking Plan.

### **10 Hard and Soft Landscaping Details (Pre-occupation)**

No occupation shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Placemaking Plan.

### **11 Water Efficiency - Rainwater Harvesting (Pre-occupation)**

No occupation of the approved dwellings shall commence until a scheme for rainwater harvesting or other methods of capturing rainwater for use by residents (e.g. Water butts) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

### **12 Arboricultural Certificate of Compliance (Pre-occupation)**

No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. A certificate of compliance signed by the appointed Arboriculturalist shall be provided to the local planning authority on completion and prior to first occupancy.

Reason: To ensure that the approved arboricultural method statement is complied with for the duration of the development in accordance with policy NE5 of the Bath and North East Somerset Placemaking Plan.

### **13 Implementation of Wildlife Scheme (Pre-occupation)**

No occupation of the development hereby approved shall commence until a report produced by a suitably experienced ecologist confirming and demonstrating, using photographs where appropriate, completion and implementation of all approved ecological mitigation and enhancement measures in accordance with approved details as described in the approved Extended Phase I Ecological Survey dated May 2018 (Stark Ecology) and approved details of wildlife protection measures, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate the completed implementation of wildlife protection and Ecological mitigation measures, to prevent ecological harm and to provide biodiversity gain in accordance with policies NE3 of the Bath and North East Somerset Local Plan.

### **14 Landscaping Implementation (Compliance)**

All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained in accordance with Policies D.2 and D.4 of the Bath and North East Somerset Placemaking Plan.

### **15 Water Efficiency (Compliance)**

The approved dwellings shall be constructed to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day.

Reason: In the interests of water efficiency in accordance with Policy SCR5 of the Bath and North East Somerset Placemaking Plan.

### **16 Reporting of Unexpected Contamination (Compliance)**

In the event that unexpected contamination is found at any time when carrying out the approved development, work must be ceased and it must be reported in writing immediately to the Local Planning Authority. The Local Planning Authority Contaminated Land Department shall be consulted to provide advice regarding any further works required. Unexpected contamination may be indicated by unusual colour, odour, texture or containing unexpected foreign material.

Reason: In order to ensure that the land is suitable for the intended uses and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with section 11 of the National Planning Policy Framework.

#### **17 Timber Privacy Screen (Compliance)**

The timber privacy screen to south-east window of the first floor bedroom (as indicated on drawing number 14B) of plot 4 shall be installed prior to the occupation of plot 4. The timber privacy screen shall be retained permanently thereafter.

Reason: To limit views towards adjoining residential properties in West View Road in the interests of residential amenity in accordance with policy D6 of the Bath and North East Somerset Placemaking Plan.

#### **18 Parking (Compliance)**

The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

#### **19 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

213 01	SITE LOCATION PLAN
213 02	BLOCK PLAN
213 03	EXISTING SITE PLAN
213 04 D	GROUND FLOOR PLANS
213 05 C	FIRST FLOOR PLANS
213 06 C	ROOF PLANS
213 07 C	OVERLOOKING PLAN
213 08A	SUSTAINABLE DRAINAGE PLAN
213 09A	SERVICES LAYOUT
213 10 C	REFUSE MANAGEMENT
213 11	PLOT 1 ELEVATIONS
213 12	PLOT 1 PLANS

213 13 A PLOT 4 ELEVATIONS  
 213 14 B PLOT 4 PLANS  
 213 15 PLOT 3 ELEVATIONS  
 213 16 PLOT 3 PLANS  
 213 17 PLOT 5 ELEVATIONS  
 213 18B PLOT 5 PLANS  
 213 19A PLOT 2 PLANS  
 213 20A PLOT 2 ELEVATIONS  
 213 21B SITE SECTIONS  
 213 22 C SITE SECTIONS  
 213 23B PROPOSED SITE SECTIONS  
 213 24A CANTILEVERED TERRACE  
 213 25A FOUNDATION LAYOUTS  
 213 26 B FOUNDATIONS AND SERVICES PLAN  
 078 004 F BOUNDARY TREATMENT PLAN  
 078 005 A TREE RETENTION AND REMOVAL PLAN  
 078 006 D BOUNDARY MANAGEMENT PLAN  
 078 010 B LANDSCAPE SECTIONS  
 078 001 G LANDSCAPE PLAN  
 078 200 E PLANTING PLAN  
 IMA-17-204 001 F SCHEMATIC DRAINAGE LAYOUT  
 IMA-17-204 003 B VEHICLE TRACKING  
 IMA-17-204 004 B VEHICLE TRACKING

#### DECISION MAKING STATEMENT

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

#### Condition Categories

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.



Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

### **Community Infrastructure Levy**

You are advised that as of 6 April 2015, the Bath & North East Somerset Community Infrastructure Levy (CIL) Charging Schedule came into effect. **Before** commencing any development on site you should ensure you are familiar with the CIL process. If the development approved by this permission is CIL liable there are requirements to assume liability and notify the Council before development commences, failure to comply with the regulations can result in surcharges and additional payments. Full details about the CIL Charge including, amount and process for payment will be sent out in a CIL Liability Notice which you will receive shortly. Further details are available here: [www.bathnes.gov.uk/cil](http://www.bathnes.gov.uk/cil)

### **Highways Act 1980**

The applicant should be advised to contact the Highway Maintenance Team at [Highways@bathnes.gov.uk](mailto:Highways@bathnes.gov.uk) with regard to securing a licence under Section 184 of the Highways Act 1980 for the amendment of a vehicular crossing. The access shall not be brought into use until the details of the access have been approved and constructed in accordance with the current Specification.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework.

<b>Item No:</b>	04	
<b>Application No:</b>	18/01510/LBA	
<b>Site Location:</b>	31 Sion Hill, Lansdown, Bath, Bath And North East Somerset	
<b>Ward:</b> Lansdown	<b>Parish:</b> N/A	<b>LB Grade:</b> II
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations to insert pair of new windows to ground floor of rear elevation and new joinery details to existing rear doors.	
<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas,	

Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones,

**Applicant:** Ms Kate Bernstein

**Expiry Date:** 4th July 2018

**Case Officer:** Caroline Waldron

## **DECISION CONSENT**

### **1 Time Limit - Listed Building Consent (Compliance)**

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **2 Plans List (Compliance)**

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

## **PLANS LIST:**

### Drawings

1073:S1 SURVEY GROUND FLOOR PLAN  
1073:S2 SURVEY WEST ELEVATION  
1073:S3 SURVEY KITCHEN WINDOW ELEVATION  
1073:S4 SURVEY KITCHEN WINDOW DETAIL  
1073-02 PROPOSED GROUND FLOOR PLAN

Date stamped: 5th April 2018

### Drawings

1073-01A PROPOSED WEST ELEVATION  
1073-03A PROPOSED SASH WINDOW DETAILS  
1073-04A PROPOSED KITCHEN DOORS DETAIL

Date stamped: 9th May 2018

### Other documents

Design and Access and Heritage Statement date stamped: 5th April 2018

Historic Building Report date stamped: 23rd May 2018

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework.

## **Condition Categories**

The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, details of the fee can be found on the "what happens after permission" pages of the Council's Website. You can submit your conditions application via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or send it direct to [planning\\_registration@bathnes.gov.uk](mailto:planning_registration@bathnes.gov.uk). Alternatively this can be sent by post to The Planning Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

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<b>Item No:</b>	05	
<b>Application No:</b>	18/02224/FUL	
<b>Site Location:</b>	146 Wellsway, Bath, Bath And North East Somerset, BA2 4SE	
<b>Ward:</b> Lyncombe	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Provision of off road parking area for 1no vehicle	

<b>Constraints:</b>	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,
<b>Applicant:</b>	Mr & Mrs R & J Starkey
<b>Expiry Date:</b>	2nd August 2018
<b>Case Officer:</b>	Chloe Buckingham

## **DECISION REFUSE**

1 The demolition of the boundary wall would involve the erosion of a characteristic feature of the Conservation Area and would neither preserve nor enhance the character or appearance of the Conservation Area but instead cause it harm. Therefore, the proposal is contrary to policies D1, D2, D4, D5 and HE1 of the Bath and North East Somerset Placemaking Plan (2017) and the provisions of the National Planning Policy Framework (2012).

### **PLANS LIST:**

This decision relates to;

Site Location Plan, Existing Plans and Elevations and Proposed Plans and Elevations received 21st May 2018.

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework. Notwithstanding informal advice offered by the Local Planning Authority the submitted application was unacceptable for the stated reasons and the applicant was advised that the application was to be recommended for refusal. Despite this the applicant chose not to withdraw the application and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision. In considering whether to prepare a further application the applicant's attention is drawn to the original discussion/negotiation.