

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
3rd July 2019
SITE VISIT DECISIONS

Item No:	001	
Application No:	19/00902/LBA	
Site Location:	11 Quarry Vale, Combe Down, Bath, Bath And North East Somerset	
Ward: Combe Down	Parish: N/A	LB Grade: II
Application Type:	Listed Building Consent (Alts/exts)	
Proposal:	Internal & external alterations to include installation of 1st to 2nd floor staircase. Installation of 2 conservation roof windows on rear roof slope. Board up roof void over joists. Install plaster board under rafters with skim finish. Covert bathroom to bedroom.	
Constraints:	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, Policy NE1 Green Infrastructure Network, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mr Simon Hand	
Expiry Date:	19th June 2019	
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 Removal of existing bathroom (Bespoke Trigger)

Within three months of the staircase between the first floor and proposed bedroom being installed the bathroom fittings and partitioning forming the existing front room bathroom shall be dismantled and permanently removed from the listed building and the space returned to a single room as shown on the approved plans.

Reason: To define the terms and extent of the permission. and to preserve the character and appearance of the building in accordance with Policy CP6 of the Bath and North East Somerset Core Strategy and Policy HE1 of the Bath and North East Somerset Placemaking Plan.

3 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

- 01 EXISTING FLOOR PLANS
 - 02 EXISTING AND PROPOSED ROOF VOID
 - 03 RELOCATION OF BATHROOM AND FIRST FLOOR S...
 - 04 EXISTING ROOF VOID SECTION
 - 05 EXISTING REAR ELEVATION
 - 06 PROPOSED 1ST TO 2ND FLOOR STAIRCASE
 - 07 3D SHOWING NEW STAIRCASE
- SITE LOCATION PLAN

Date stamped: 5th March 2019

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