

BATH AND NORTH EAST SOMERSET COUNCIL
PLANNING COMMITTEE
23rd September 2020
DECISIONS

Item No:	01	
Application No:	19/04933/FUL	
Site Location:	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath	
Ward: Kingsmead	Parish: N/A	LB Grade: IISTAR
Application Type:	Full Application	
Proposal:	Change of use from hospital (Use Class D1) to 164 -bedroom hotel (Use Class C1) and 66 sq m of restaurant/café (Use Class A3); to include publicly accessible restaurant, health spa, bar, lounge/meeting spaces at ground and first floor; external alterations to East Wing roof including removal of lift room and flu, demolition and replacement of roof top plant area and extension to existing pitched roof; demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area; removal of modern external staircase to rear of West Wing and replacement infill development and glazed link to new extension; demolition and replacement of 3rd storey extension to West Wing; alterations to the roof of West Wing including new lift shaft and plant screen; erection of 3.5-storey extension to rear of West Wing with glazed link/conservatory space; removal of two trees and replacement tree planting; landscaping and associated works.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,	
Applicant:	Frangrance UK (Bath) Ltd	
Expiry Date:	25th September 2020	
Case Officer:	Tessa Hampden	

DECISION REFUSE

1 The proposed rear extension in this backland location, due to the unacceptable scale and mass of the development results in a development that fails to respond to the character and quality of the surrounding townscape. The development is therefore considered to be contrary to Policy D4 and D7 of the Bath and North East Somerset Placemaking Plan.

2 The proposed development, due to the unacceptable scale and bulk of the proposed rear extension is considered to result in unacceptable harm to the residential amenity of the neighbouring residential properties at Parsonage Lane. The development is therefore contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

3 The proposed rear extension, due to the loss of the trees and the development within the garden area, fails to contribute positively to biodiversity gain. The development is therefore contrary to policy D4 and NE5 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

12 Jun 2020	LL 351 002 REV B	COURTYARD LAYOUT AND SECTIONS
12 Jun 2020	LL-351-001 REV E	LANDSCAPE LAYOUT
11 Jun 2020	02001 PL05	PROPOSED ELEVATION - EAST AND WEST WING
11 Jun 2020	02002 PL05	PROPOSED ELEVATION - WEST WING
11 Jun 2020	10007 PL05	PROPOSED ROOF PLAN
11 Jun 2020	20004 PL05	PROPOSED ELEVATIONS - EXTENSION FACADE DETAIL
11 Jun 2020	20101 PL05	PROPOSED DETAIL ELEVATIONS - NORTH EAST
11 Jun 2020	20102 PL05	PROPOSED DETAIL ELEVATIONS - SOUTH WEST
11 Jun 2020	30301 PL05	PROPOSED EXTENSION SECTION
11 Jun 2020	30402 PL05	PRIVACY LOUVRES
05 Jun 2020	02003 PL01	PROPOSED ELEVATION EAST WING
04 Jun 2020	10001 PL03	PROPOSED BASEMENT FLOOR PLAN
04 Jun 2020	10002 PL03	PROPOSED GROUND FLOOR PLAN
04 Jun 2020	10003 PL04	PROPOSED MEZZANINE FLOOR PLAN
04 Jun 2020	10004 PL04	PROPOSED FIRST FLOOR PLAN
04 Jun 2020	10005 PL04	PROPOSED SECOND FLOOR PLAN
04 Jun 2020	10006 PL04	PROPOSED THIRD FLOOR PLAN
04 Jun 2020	12001 PL02	TYPICAL WINDOW, WALL AND COLUMN DETAILS
04 Jun 2020	13006 PL03	PROPOSED BASEMENT LIGHTWELL WORKS
04 Jun 2020	13012 PL02	PROPOSED LIGHTWELL AND WINDOW
04 Jun 2020	30403 PL04	STREET CONTEXT SECTIONS
31 Mar 2020	02004 PL02	PROPOSED & EXISTING COURTYARD ELEVATION
31 Mar 2020	12011 PL02	PROPOSED LIFT SHAFT OPENING TYPICAL DETAIL
31 Mar 2020	12013 PL02	PROPOSED SERVICE RISERS (WEST WING)
31 Mar 2020	12012 PL02	PROPOSED RISER REINSTATED (EAST WING)
31 Mar 2020	12014 PL02	PROPOSED RECONSTRUCTION OF SOUTH RANGE
31 Mar 2020	12016 PL02	NEW LINK RELATED ALTERATIONS 1 OF 2
31 Mar 2020	12017 PL02	NEW LINK RELATED ALTERATIONS 2 OF 2
31 Mar 2020	13002 PL02	PROPOSED RAISED FLOOR (BASEMENT)
31 Mar 2020	18002 PL02	TYPICAL ELEVATION NEW CLADDING PROPOSALS
31 Mar 2020	30302 PL02	PROPOSED SECTION - WEST WING COURTYARD
31 Mar 2020	D1001 PL02	DEMOLITION PLAN BASEMENT FLOOR
31 Mar 2020	D1002 PL02	DEMOLITION PLAN GROUND FLOOR
31 Mar 2020	D1003 PL02	DEMOLITION PLAN MEZZANINE FLOOR
31 Mar 2020	D1004 PL02	DEMOLITION PLAN FIRST FLOOR
31 Mar 2020	D1005 PL02	DEMOLITION PLAN SECOND FLOOR

31 Mar 2020	D1006 PL02	DEMOLITION PLAN THIRD FLOOR
31 Mar 2020	D1007 PL02	DEMOLITION PLAN ROOF
31 Mar 2020		WINDOWS AND DOORS SCHEDULE
13 Nov 2019	1000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	1001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	1002	EXISTING MEZZANINE FLOOR PLAN
13 Nov 2019	1003	EXISTING FIRST FLOOR PLAN
13 Nov 2019	1004	EXISTING SECOND FLOOR PLAN
13 Nov 2019	1005	EXISTING THIRD FLOOR PLAN
13 Nov 2019	10058	EXISTING SITE PLAN
13 Nov 2019	13001	PROPOSED GLAZED BALUSTRADE SURROUNDING MOSAIC
13 Nov 2019	13005	PROPOSED REINSTATED FIREPLACE AND WALL INFILL
13 Nov 2019	13007	PROPOSED STEEL STAIR AND LIFT
13 Nov 2019	13011	PROPOSED MINERAL WATER POOL AND GLAZED ROOF
13 Nov 2019	14001	PROPOSED ARCHED GLAZED SCREENS AND DOORS
13 Nov 2019	14002	PROPOSED ENTRY DOOR
13 Nov 2019	14005	PROPOSED ACCESSIBILITY MODIFICATIONS
13 Nov 2019	14008	PROPOSED MODIFICATIONS TO APSE
13 Nov 2019	14013	PROPOSED POOL INFILL AND FLOOR WORKS
13 Nov 2019	15002	PROPOSED WORKS WITHIN CHAPEL VAULTS
13 Nov 2019	16001	PROPOSED OPENINGS IN FIRE RATED WALL
13 Nov 2019	17006	KINGS WARD POD BEDROOM
13 Nov 2019	2000	EXISTING BASEMENT FLOOR PLAN
13 Nov 2019	2001	EXISTING GROUND FLOOR PLAN
13 Nov 2019	2002	EXISTING FIRST FLOOR PLAN
13 Nov 2019	2003	EXISTING SECOND FLOOR PLAN
13 Nov 2019	3000	EXISTING ANNEX PANS AND ELEVATIONS
13 Nov 2019	E2001	EXISTING ELEVATION EAST WING WEST WING
13 Nov 2019	E2002	EXISTING ELEVATION WEST WING
13 Nov 2019	E2003	EXISTING ELEVATION EAST WING
13 Nov 2019	1000	SITE LOCATION PLAN

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. Whilst the application was recommended for permission by Officers the Development Management Committee considered the proposal to be unacceptable for the stated reasons.

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. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Item No:	02
Application No:	19/04934/LBA
Site Location:	Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath
Ward: Kingsmead	Parish: N/A LB Grade: IISTAR
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	Listed Building Consent: Internal and external alterations associated with proposed conversion to hotel (Use Class C1); demolition and replacement of modern infill extension, new glazed roof and new infill development of northern elevation to internal courtyard of East Wing; alterations to the roof of east and West Wings; removal of external staircase to West Wing and replacement with glazed link to new extension and replacement infill development; abutment of new glazed structure with West Wing chapel south wall; demolition and replacement of 3rd floor extension to West Wing and additional plant screen and lift overrun to West Wing roof; partial demolition of the boundary wall on Parsonage Lane; construction of replacement glass screen to main internal ground floor lobby of West Wing; changes to internal layout and consequential changes to internal partitions and other fabric.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 3b,4,5, Policy B2 Central Area Strategic Policy, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP12 Bath City Centre Boundary, Policy CP9 Affordable Housing Zones, Listed Building, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, SSSI - Impact Risk Zones,
Applicant:	Frangrance UK (Bath) Ltd
Expiry Date:	25th September 2020
Case Officer:	Tessa Hampden

DECISION REFUSE

1 The proposed development, due to the scale and bulk of the proposed rear extension is considered to result in visual harm to the setting and significance of the host Grade II * listed building. The public benefits identified would not outweigh the harm identified. As such the proposal is considered contrary policies D4, D7 and HE1 of the Bath and North East Somerset Placemaking Plan.

PLANS LIST:

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

application was recommended for permission by Officers the Development Management Committee considered the proposal to be unacceptable for the stated reasons.

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. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

12 Jun 2020	LL 351 002 REV B	COURTYARD LAYOUT AND SECTIONS
12 Jun 2020	LL-351-001 REV E	LANDSCAPE LAYOUT
11 Jun 2020	02001 PL05	PROPOSED ELEVATION - EAST AND WEST WING
11 Jun 2020	02002 PL05	PROPOSED ELEVATION - WEST WING
11 Jun 2020	10007 PL05	PROPOSED ROOF PLAN
11 Jun 2020	20004 PL05	PROPOSED ELEVATIONS - EXTENSION FACADE DETAIL
11 Jun 2020	20101 PL05	PROPOSED DETAIL ELEVATIONS - NORTH EAST
11 Jun 2020	20102 PL05	PROPOSED DETAIL ELEVATIONS - SOUTH WEST
11 Jun 2020	30301 PL05	PROPOSED EXTENSION SECTION
11 Jun 2020	30402 PL05	PRIVACY LOUVRES
05 Jun 2020	02003 PL01	PROPOSED ELEVATION EAST WING
04 Jun 2020	10001 PL03	PROPOSED BASEMENT FLOOR PLAN
04 Jun 2020	10002 PL03	PROPOSED GROUND FLOOR PLAN
04 Jun 2020	10003 PL04	PROPOSED MEZZANINE FLOOR PLAN
04 Jun 2020	10004 PL04	PROPOSED FIRST FLOOR PLAN
04 Jun 2020	10005 PL04	PROPOSED SECOND FLOOR PLAN
04 Jun 2020	10006 PL04	PROPOSED THIRD FLOOR PLAN
04 Jun 2020	12001 PL02	TYPICAL WINDOW, WALL AND COLUMN DETAILS
04 Jun 2020	13006 PL03	PROPOSED BASEMENT LIGHTWELL WORKS
04 Jun 2020	13012 PL02	PROPOSED LIGHTWELL AND WINDOW
04 Jun 2020	30403 PL04	STREET CONTEXT SECTIONS
31 Mar 2020	02004 PL02	PROPOSED & EXISTING COURTYARD ELEVATION
31 Mar 2020	12011 PL02	PROPOSED LIFT SHAFT OPENING TYPICAL DETAIL
31 Mar 2020	12013 PL02	PROPOSED SERVICE RISERS (WEST WING)
31 Mar 2020	12012 PL02	PROPOSED RISER REINSTATED (EAST WING)
31 Mar 2020	12014 PL02	PROPOSED RECONSTRUCTION OF SOUTH RANGE
31 Mar 2020	12016 PL02	NEW LINK RELATED ALTERATIONS 1 OF 2
31 Mar 2020	12017 PL02	NEW LINK RELATED ALTERATIONS 2 OF 2
31 Mar 2020	13002 PL02	PROPOSED RAISED FLOOR (BASEMENT)
31 Mar 2020	18002 PL02	TYPICAL ELEVATION NEW CLADDING PROPOSALS
31 Mar 2020	30302 PL02	PROPOSED SECTION - WEST WING COURTYARD
31 Mar 2020	D1001 PL02	DEMOLITION PLAN BASEMENT FLOOR
31 Mar 2020	D1002 PL02	DEMOLITION PLAN GROUND FLOOR
31 Mar 2020	D1003 PL02	DEMOLITION PLAN MEZZANINE FLOOR
31 Mar 2020	D1004 PL02	DEMOLITION PLAN FIRST FLOOR
31 Mar 2020	D1005 PL02	DEMOLITION PLAN SECOND FLOOR
31 Mar 2020	D1006 PL02	DEMOLITION PLAN THIRD FLOOR

31 Mar 2020 D1007 PL02 DEMOLITION PLAN ROOF
31 Mar 2020 WINDOWS AND DOORS SCHEDULE
13 Nov 2019 1000 EXISTING BASEMENT FLOOR PLAN
13 Nov 2019 1001 EXISTING GROUND FLOOR PLAN
13 Nov 2019 1002 EXISTING MEZZANINE FLOOR PLAN
13 Nov 2019 1003 EXISTING FIRST FLOOR PLAN
13 Nov 2019 1004 EXISTING SECOND FLOOR PLAN
13 Nov 2019 1005 EXISTING THIRD FLOOR PLAN
13 Nov 2019 10058 EXISTING SITE PLAN
13 Nov 2019 13001 PROPOSED GLAZED BALUSTRADE SURROUNDING MOSAIC
13 Nov 2019 13005 PROPOSED REINSTATED FIREPLACE AND WALL INFILL
13 Nov 2019 13007 PROPOSED STEEL STAIR AND LIFT
13 Nov 2019 13011 PROPOSED MINERAL WATER POOL AND GLAZED ROOF
13 Nov 2019 14001 PROPOSED ARCHED GLAZED SCREENS AND DOORS
13 Nov 2019 14002 PROPOSED ENTRY DOOR
13 Nov 2019 14005 PROPOSED ACCESSIBILITY MODIFICATIONS
13 Nov 2019 14008 PROPOSED MODIFICATIONS TO APSE
13 Nov 2019 14013 PROPOSED POOL INFILL AND FLOOR WORKS
13 Nov 2019 15002 PROPOSED WORKS WITHIN CHAPEL VAULTS
13 Nov 2019 16001 PROPOSED OPENINGS IN FIRE RATED WALL
13 Nov 2019 17006 KINGS WARD POD BEDROOM
13 Nov 2019 2000 EXISTING BASEMENT FLOOR PLAN
13 Nov 2019 2001 EXISTING GROUND FLOOR PLAN
13 Nov 2019 2002 EXISTING FIRST FLOOR PLAN
13 Nov 2019 2003 EXISTING SECOND FLOOR PLAN
13 Nov 2019 3000 EXISTING ANNEX PANS AND ELEVATIONS
13 Nov 2019 E2001 EXISTING ELEVATION EAST WING WEST WING
13 Nov 2019 E2002 EXISTING ELEVATION WEST WING
13 Nov 2019 E2003 EXISTING ELEVATION EAST WING
13 Nov 2019 1000 SITE LOCATION PLAN

Item No:	03
Application No:	20/01893/LBA
Site Location:	Cleveland Bridge, Cleveland Bridge, Bathwick, Bath
Ward: Bathwick	Parish: N/A LB Grade: IISTAR
Application Type:	Listed Building Consent (Alts/exts)
Proposal:	The refurbishment, repair and strengthening of a Grade II* listed structure.
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agric Land Class 1,2,3a, Air Quality Management Area, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Flood

Zone 2, Flood Zone 3, HMO Stage 1 Test Area (Stage 2 Test Req), Listed Building, Policy LCR5 Safeguarded existg sport & R, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE1 Green Infrastructure Network, Policy NE2A Landscapes and the green set, Policy NE3 SNCI, Policy NE5 Ecological Networks, River Avon and Kennet & Avon Canal, SSSI - Impact Risk Zones,

Applicant: WSP
Expiry Date: 2nd September 2020
Case Officer: Caroline Power

DECISION Withdrawn from agenda prior to meeting pending clarification on an outstanding matter of detail. Item deferred to October Committee

PLANS LIST:

Drawing	05 Jun 2020	0001 T03	LOCATION PLAN AND GENERAL ARRANGEMENT PL...
Drawing	05 Jun 2020	0007 T03	EXISTING STEEL PORTAL BEAM DETAILS
Drawing	05 Jun 2020	0008 T03	EXISTING CAST IRON ARCH DETAILS
Drawing	05 Jun 2020	0009 T03	ABUTMENT GALLERY DETAILS
Drawing	05 Jun 2020	0010 T03	PROPOSED LONGITUDINAL JOINT
Drawing	05 Jun 2020	0011 T03	INDICATIVE STEEL AND CAST IRON REPAIR DE...
Drawing	05 Jun 2020	0012 T03	CONCRETE REPAIR DETAILS
Drawing	05 Jun 2020	0013 T03	TESTING RESULTS SUMMARY CHLORIDE ION CON...
Drawing	05 Jun 2020	0015 T03	PROPOSED DECK JOINTS, DRAINAGE AND WATER...
Drawing	05 Jun 2020	0017 T03	RESURFACING DETAILS
Drawing	05 Jun 2020	0018 T03	TRANSVERSE METALWORK AND CONCRETE DEFECT...
Drawing	05 Jun 2020	0019 T03	LOCATION OF CONCRETE DEFECTS - TRUSSES 1...
Drawing	05 Jun 2020	0020 T03	LOCATION OF CAST IRON DEFECTS - ARCHES 1...
Drawing	05 Jun 2020	0021 T03	LOCATION OF CAST IRON DEFECTS - ARCHES 5...
Drawing	05 Jun 2020	0022 T03	MAINTENANCE OF PAINTWORK
Drawing	05 Jun 2020	0023 T04	PAINT SYSTEM FOR STEELWORK ELEMENTS
Drawing	05 Jun 2020	0024 T03	PAINT SYSTEM FOR CAST IRON ELEMENTS
Drawing	05 Jun 2020	0027 T03	SCHEDULE OF DEFECTS AND REMEDIAL ACTIONS...
Drawing	05 Jun 2020	0028 T03	SCHEDULE OF DEFECTS AND REMEDIAL ACTIONS...
Drawing	05 Jun 2020	0029 T03	EXISTING GENERAL ATTANGEMENT AND SITE CL...

Drawing	05 Jun 2020	0030 T03	ABUTMENT DEFECT LOCATIONS, SCHEDULE OF D...
Drawing	05 Jun 2020	0033 T03	LOCATION OF CONCRETE DEFECT CONSTRAINT: ...
Drawing	05 Jun 2020	0034 T03	LOCATION OF CONCRETE DEFECT CONSTRAINTS:...
Drawing	05 Jun 2020	0035 T03	LOCATION OF CONCRETE DEFECT CONSTRAINTS:...
Drawing	05 Jun 2020	0036 T03	GENERAL BREAKOUT CONSTRAINTS FOR TRUSS M...
Drawing	05 Jun 2020	0037 T03	GENERAL BREAKOUT CONSTRAINTS FOR TRUSS M...
Drawing	05 Jun 2020	0038 T03	BAR BENDING SCHEDULE MEMBER REFERENCES A...
Drawing	05 Jun 2020	0039 T03	METHODOLOGIES FOR THE REPLACEMENT OF LIN...
Drawing	05 Jun 2020	0040 T03	DECK AND SOFFITT GALVANIC ANODE ARRANGEM...
Drawing	05 Jun 2020	0041 T03	TRUSS GALVANIC ANODES: GENERAL ARRANGEME...
Drawing	05 Jun 2020	0042 T04	TRUSS GALVANIC ANODES: DETAIL Public
Drawing	05 Jun 2020	0043 T04	HANGER BAR PROTECTION AND AUXILIARY DETA...
Drawing	05 Jun 2020	0050 T04	DECK STRENGTHENING: GENERAL
Drawing	05 Jun 2020	SIG1 T03	LOCATION PLAN AND DECK REINFORCEMENT ARR...
Drawing	05 Jun 2020	SIG2 T03	ABUTMENT GALLERY - CONCRETE REPAIRS AND ...
OS Extract	05 Jun 2020		LOCATION PLAN
Revised Drawing	31 JULY 2020		76007-WSP-DWG-BR-00P1P02-PROPOSED GENERAL ARRANGEMENT
Revised Drawing	31 JULY 2020		KERB DETAILS

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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG.

Permit/Consent Decision Making Statement

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

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Submission of Samples

Any samples required by condition should not be delivered to the Council's offices. Please can you ensure that samples are instead available for inspection on site - as soon as the discharge of condition application has been submitted. If you wish to make alternative arrangements please contact the case officer direct and also please make this clear in your discharge of condition application.

If the works of the proposal contained within the application require access scaffolding to be erected it is incumbent on all interested parties to ensure that it is undertaken adopting conservation best practice. Methods of erection which entail bolting scaffolding to the building using anchor ties will require listed building consent and are unlikely to be acceptable.

Item No:	04
Application No:	19/05204/FUL
Site Location:	Parish's House, Hook, Timsbury, Bath
Ward: Timsbury	Parish: Timsbury LB Grade: IISTAR
Application Type:	Full Application
Proposal:	Change of use and extension of gardener's store/workshop into a conference/function centre and retrospective permission for the erection of a gazebo
Constraints:	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Policy CP9 Affordable Housing Zones, Policy NE2A Landscapes and the green set, SSSI - Impact Risk Zones, Tree Preservation Order,
Applicant:	Ms Aisha Bangura
Expiry Date:	18th May 2020
Case Officer:	Emily Smithers

DECISION Application Withdrawn

PLANS LIST:

Revised Drawing	13/08/2020	PH.10.G	CONFERENCE CENTRE
Revised Drawing	13/08/2020	PH.14.E	SITE PLAN
Revised Drawing	13/08/2020	PH.18.C	FIELD PARKING
Revised Drawing	08/07/2020	PH 11 J	CONFERENCE CENTRE ELEVATIONS
Revised Drawing	21/02/2020	PH.12.D	ENTRANCE AND PARKING
Drawing	29/11/2019	PH.15	PARISHES HOUSE
Revised Drawing	27/03/2020	PH16C	ACCESS AND LIGHTING
Revised Drawing	19/02/2020	PH.17.A	TERRACE RAILINGS
Revised Drawing	13/08/2020	PH.18.C	FIELD PARKING

Environmental Protection Act 1990

Under the environmental protection act 1990, the local authority has a duty to investigate complaints of nuisance and should a complaint be received, irrespective of planning consent, the local authority may on determination of a statutory nuisance serve a legal notice requiring any said nuisance to be abated and failure to comply may result in prosecution.

Food premises Please be aware that all food business must be registered with the food safety team at Bath and North East Somerset Council at least 28 days prior to operation

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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to 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

Civil or legal consents

This permission does not convey or imply any civil or legal consents required to undertake the works.

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Permit/Consent Decision Making Statement

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

Informative:

When the venue is operational there shall be a members of staff present at all times to ensure effective management of the activities hereby approved and to ensure compliance with the amenity conditions

Item No:	05	
Application No:	20/02333/FUL	
Site Location:	231 Wellsway, Bath, Bath And North East Somerset, BA2 4RZ	
Ward: Widcombe And Lyncombe	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Hip-to-gable loft conversion with dormer windows to front and back, replace windows and a new roof to the front bay windows.	
Constraints:	Article 4 Bath Demolition Wall, Article 4 Reg 7: Estate Agent, Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Conservation Area, Policy CP9 Affordable Housing Zones, Policy LCR5 Safeguarded existg sport & R, MOD Safeguarded Areas, Policy NE2A Landscapes and the green set, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Mrs Clare WADSWORTH	
Expiry Date:	6th October 2020	
Case Officer:	Isabel Daone	

DECISION REFUSE

1 The proposed development, by virtue of its design and appearance, fails to respect the character of the host dwelling and the setting of the wider area including views from across Entry Hill. The proposal is therefore contrary to policies D2 and D5 of the Bath and North East Somerset Council Placemaking Plan.

2 The proposed internal layout, in conjunction with the existing balcony, would result in additional overlooking, noise and disturbance to the detriment of residential amenity. The proposal is therefore contrary to policy D6 of the Placemaking Plan.

PLANS LIST:

This decision relates to the following plans:

Site Plan. Received 7th July 2020
Proposed First Floor Plan. Received 2nd September 2020
Proposed Front Elevation. Received 2nd September 2020
Proposed Ground Floor Plan. Received 2nd September 2020
Proposed Left Elevation. Received 2nd September 2020

Proposed Lower Ground Floor Plan. Received 2nd September 2020
Proposed Rear Elevation. Received 2nd September 2020
Proposed Right Elevation. Received 2nd September 2020

In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 39-43 in favour of front loading and operates a pre-application advice service. Notwithstanding active encouragement for pre-application dialogue the applicant did not seek to enter into correspondence with the Local Planning Authority. The proposal was considered unacceptable for the reasons given 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.

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. Whilst the above application has been refused by the Local Planning Authority please note that CIL applies to all relevant planning permissions granted on or after this date. Thus any successful appeal against this decision may become subject to CIL. Full details are available on the Council's website www.bathnes.gov.uk/cil

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

Item No:	06	
Application No:	20/01688/FUL	
Site Location:	Inglescombe Cottage, Church Lane, Englishcombe, Bath	
Ward: Bathavon South	Parish: Englishcombe	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Garage conversion for additional living accommodation as an annex to the existing house.	
Constraints:	Agric Land Class 1,2,3a, Policy B4 WHS - Indicative Extent, Conservation Area, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy HE2 Somersetshire Coal Canal & Wa, Housing Development Boundary, LLFA - Flood Risk Management, MOD Safeguarded Areas, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones,	
Applicant:	Sian Jones	
Expiry Date:	25th September 2020	
Case Officer:	Isabel Daone	

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 Ancillary Use (Compliance)

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Inglescombe Cottage, Church Lane, Englishcombe, Bath and North East Somerset BA2 9DU; and shall not be occupied as an independent dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy D6 of the Bath and North East Somerset Placemaking Plan.

3 Removal of Permitted Development Rights - No Windows (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings, other than those shown on the plans hereby approved, shall be formed in the north (rear) elevation at any time unless a further planning permission has been granted.

Reason: To safeguard the amenities of adjoining occupiers from overlooking and loss of privacy in accordance with Policy D6 of the Bath and North East Somerset Placemaking Plan.

4 Roof Lights (Bespoke Trigger)

Notwithstanding the approved plans, prior to their installation details of the proposed roof lights will be submitted to and approved in writing by the Local Planning Authority to demonstrate that they are to be Conservation Style. The development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of this part of the Conservation Area in accordance with policy HE1 of the Bath and North East Somerset Placemaking Plan.

5 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:

This decision relates to the following plans:

004. Proposed Elevations. Received 15th May 2020
001A. Location and Block Plans. Received 6th August 2020
003C. Proposed Ground Floor Plan. Received 24th July 2020

Permit/Consent Decision Making Statement

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

Responding to Climate Change (Informative):

The council is committed to responding to climate change. You are advised to consider sustainable construction when undertaking the approved development and consider using measures aimed at minimising carbon emissions and impacts on climate change.

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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to 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

Item No:	07	
Application No:	20/01999/FUL	
Site Location:	88 The Oval, Southdown, Bath, Bath And North East Somerset	
Ward: Moorlands	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use from dwelling (Use Class C3) to 6-bed house in multiple occupation (HMO) (Use Class C4).	
Constraints:	Article 4 HMO, Agric Land Class 3b,4,5, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Jak Homes Ltd	
Expiry Date:	28th August 2020	
Case Officer:	Dominic Battrick	

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 Bicycle Storage (Compliance)

No occupation of the development shall commence until bicycle storage for at least two bicycles has been provided in accordance with the Site Plan, drawing number 147-20, received 1st September 2020. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policies ST1 and ST7 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:

This decision relates to the following plans:

Site Location Plan - 140-00
Existing Ground Floor Layout Plan - 147-01A
Existing First Floor Layout Plan - 147-02A
Existing Elevations - 147-03A
Proposed Ground Floor Layout Plan - 147-04A
Proposed First Floor Layout Plan - 147-05A
Proposed Elevations Plan - 147-06A
All received 11/06/2020.

Site Plan - 147-20 - received 01/09/2020.

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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to 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

Permit/Consent Decision Making Statement

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

Item No:	08	
Application No:	20/02340/FUL	
Site Location:	94 The Oval, Southdown, Bath, Bath And North East Somerset	
Ward: Moorlands	Parish: N/A	LB Grade: N/A
Application Type:	Full Application	
Proposal:	Change of use from dwellinghouse (use class C3) to house in multiple occupation (use class C4).	
Constraints:	Article 4 HMO, Agricultural Land Classification, Policy B4 WHS - Indicative Extent, Policy B4 WHS - Boundary, Policy CP9 Affordable Housing Zones, MOD Safeguarded Areas, SSSI - Impact Risk Zones,	
Applicant:	Miss Lois Lee	
Expiry Date:	2nd September 2020	
Case Officer:	Dominic Battrick	

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 Bicycle Storage (Pre-occupation)

No occupation of the development shall commence until bicycle storage for at least two bicycles has been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage shall be retained permanently thereafter.

Reason: To secure adequate off-street parking provision for bicycles and to promote sustainable transport use in accordance with Policies ST1 and ST7 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:

This decision relates to the following plans:

Site Location Plan - received 07/07/2020

Site Plan - received 07/07/2020

Existing and Proposed Floor Plans - received 08/07/2020

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 an application to Discharge Conditions and pay the relevant fee via the Planning Portal at www.planningportal.co.uk or post to 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

Permit/Consent Decision Making Statement

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