

Application Number: 10/04927/LBA**Address:**

Herman Miller Uk
Lower Bristol Road
Westmoreland
Bath BA2 3ER

Proposal:

Internal and external alterations for the change of use from B2 to A1 Foodstore and 3no. A1 bulky goods units.

Comments: submitted at 11/07/2011

Bath Heritage Watchdog notes the revised documents on the application.

We retain our previous objection and indeed object more strongly after assessing the revised documents. The revised documents are now incompatible with the Application Form which states "Change of use from B2 to A1 foodstore and three A1 Bulky Goods Units", having introduced a fourth unit and a corridor.

We maintain an in principle objection to east-west subdivisions which fails to respect the alignment of the Mero Spaceframe and necessitate doorways on the ends of the building rather than at the rear. This revision makes no attempt to remove that objection.

The additional subdivisions which are proposed are not only unacceptable they have not been justified. The impact on the listed Mero Spaceframe would be damaging and therefore detrimental to the listed building. PPS5 requires the merits of any change to be evaluated against the impact on the listed asset, and in the absence of such a justification the amendment is by that definition unacceptable.

The additional subdivision has also led to the increase in the number of extra doorways. There is in addition a greater expanse of Lookalike glass which despite its name will be visibly different in the elevations. This is detrimental to the listed building and again is unjustified.

There is no explanation included in any documents as to why this is now being proposed and what is driving these alterations. We are extremely concerned that the listed building is being allowed to deteriorate through the non-determination of the planning application. There is an extant Listed Building Consent that provides for the repair and restoration of the fabric and we consider that the significant delay in the determination of the applications is contributing to the rapid decline of the listed building. That said, permission at any price is not the solution, particularly when there is an extant and acceptable Listed Building Consent; and PPS5 specifically warns against being influenced by deliberate dilapidation.

The current proposals, by virtue of inappropriate alterations, and lack of detailed information leaving considerable doubt as to what is proposed, is considered contrary to S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, PPS5: Planning & the Historic Environment and Local Plan Policy BH2, and cannot be supported in its present format.