

## **Application Number 11/05315/LBA**

### **Address**

Flat 4  
50 New King Street  
Bath BA1 2BN

### **Proposal**

Internal and external alterations for the installation of a Valliant combination boiler, controls and flue.

### **Comments: Submitted on 28/01/2012**

Bath Heritage Watchdog objects to this application.

Nos 37-52 New King Street is a terrace of 16 houses, dating from 1764-1770 with 19<sup>th</sup> century alterations. They are listed at Grade II and are located within the Bath Conservation Area and World Heritage Site.

Although the documentation mentions the Grade II status of no 50, the historical information provided actually relates to No19 New King Street (Herschel Museum) and not to the building in question.

The need for a boiler is recognised and acknowledged, however this does involve the installation of an unsightly flue. We remain extremely concerned at the cumulative effect of such external flues on our historic buildings, especially when so many have been subdivided into flats. It would be preferable for the discharge to be through existing stacks, being the least intrusive and obtrusive option.

In this case the proposal to install a flue through the roof is considered more acceptable as it will be less conspicuous than the usual wall mounted flues. However, the flue should be kept to the minimum height possible and coloured slate grey to ensure it is as discreet as possible.

Our objection relates to the information submitted for the application. Drawing 016 (cross section) is the same drawing submitted for application 11/04746/LBA (67 Great Pulteney Street). We therefore query whether this drawing is accurate in respect of 50 New King Street. In addition no Roof Plan drawing has been provided to show precisely where the flue is to be located.

The lack of appropriate drawings leave room for doubt as to what is proposed in relation to the flue position contrary to S16 and S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, PPS5: Planning for the Historic Environment and Local Plan Policies BH2 and BH6 and should be refused in the current format.

Should the required information be provided we would be happy to review our position.