  
**Statement to Planning Committee 06/05/2020**

**19/05508/LBA**

Old House, Northend, Batheaston, Bath, Bath And North East Somerset, BA1 8ES

External alterations for the erection of a parking area gate mechanism, boundary pier and replacement walling. (Regularisation)

***Against***

A succession of unauthorised and inappropriate works have been undertaken in a manner which has resulted in harm to rural character and the setting of a listed building. This committee has the opportunity through the refusal of this application to reverse that harm.

Specifically, the introduction of dressed ashlar coping and quoins, which gives the new wall a much more formal appearance, is completely out of place in this rural landscape and consequently has a negative impact on the setting of the listed building, which is notable in part for its strong rural character.

We agree with the recommendations by your officers; that the development as installed, and amendments as proposed, are of a design, form, detail and materials that are inappropriate and unsympathetic towards the rural surroundings and appear as incongruous, alien and urbanising features that are harmful towards the significance of the designated heritage asset and the special interest of the listed building and its setting.

**Public benefit would be required to offset this harm and there are no public benefits to the development sufficient to outweigh the identified harm to the setting of the listed building.**

Following refusal of this application we would advise the reinstatement of the cock-and-hen stone capping to prevent the further deterioration of the rural, vernacular character of the conservation area, the setting of a Grade II agricultural building, and the built qualities of the AONB and Green Belt. We advise the reinstatement of the demolished wall in reclaimed rubble stone wall to re-establish the locally distinctive character that would complement, rather than harm the setting of the listed building.