**Application No. 20/00236/FUL**

**Appeal No. APP/F0114/W/21/3267381**

**Site Adjacent To Old School House Chapel Row Bathford Bath**

Erection of a one bedroom detached house and installation of a temporary caravan for the duration of the works. (Resubmission of 17/04472/FUL)

*Comment*

The proposed site of development sits adjacent to the Old School House on Chapel Row. It is situated within the Bathford conservation area, and forms part of the indicative landscape character of the Bath World Heritage site. Chapel Row remains characterised as a narrow private lane with a prevalent material texture of Bath stone ashlar or rubble stone; the undeveloped garden site adjacent to the Old School House is visually prominent due to the size of the plot and the elevated slope of the land.

The Trust provided a number of revised comments to this scheme throughout the development process dated 20/02/2020 and 17/06/2020; these are both publicly accessible on the planning portal and are included in this document under Appendices One and Two.

We reiterate that the proposed building footprint continues to infringe within the RPA of the copper beech tree in the garden of the Old School House to the north of the site, despite trial trenches having found the growth of several roots within the development site boundary as noted in John Kiely’s Arboricultural Statement dated 22/05/2020. We continue to strongly recommend consideration of the potential harm and pressure this proposal would cause to a tree of a noted positive contribution to the conservation area in the proposed on-site demolition and construction works, and future residential use of the site.

We note that the proposed pressure on the tree and potential for harm or total loss formed part of the appeal dismissal for application 17/04472/FUL, in which the development footprint had a smaller encroachment within the Root Protection Area as outlined.

We maintain the following stance with regards to the proposed design and use of materials, as originally expressed 17/06/2020:

*“We maintain that the continued prevailing use of timber cladding is inappropriate given that the local context is largely either Bath stone ashlar or rubble stone. We note that revisions have included the omission of the use of reclaimed Bath stone on the northern half of the proposed building which we feel to be an unfortunate loss of a material more in-keeping with the character of the area.”*

However, we acknowledge that the proposed design of the scheme was not included as a reason for refusal by the local planning authority and does not form part of the appeal’s statement of case.

**APPENDICES**

**Appendix One: Bath Preservation Trust comment dated 20/02/2020**

**20/00236/FUL**

**Site Adjacent To Old School House Chapel Row Bathford Bath**

Erection of a one bedroom detached house and installation of a temporary caravan for the duration of the works. (Resubmission of 17/04472/FUL)

*Comment*

The application concerns the site adjacent to the Old School House on Chapel Row. It is situated within the Bathford conservation area, and forms part of the indicative landscape character of the Bath World Heritage site. Chapel Row remains characterised as a narrow private lane with a prevalent material texture of Bath stone ashlar or rubble stone; the undeveloped garden site adjacent to the Old School House is visually prominent due to the size of the plot and the elevated slope of the land.

BPT responded to the previous application for this site (see application 17/04472/FUL), and we maintain our position in relation to this resubmission.

We maintain that the prevailing use of timber cladding on the southern half of the proposed building is inappropriate given that the local context is largely either Bath stone ashlar or rubble stone. The additional inclusion of a tall timber boarded fence adjacent to the roadside is highly inappropriate, and will likely result in the visual ‘closing-in’ of Chapel Row’s already narrow streetscape, with resulting harm to the heritage assets within the lane and the overall character and atmosphere of this locality of the Bathford conservation area. We maintain that development on the site should be designed to contribute to and enhance Chapel Row’s appearance, character, and amenity, rather than being screened off from its contextual setting.

One important further point is that there does not appear to be any further elaboration on the impact of works on the RPA of the copper beech tree in the garden of the Old School House. The northern half of the proposed building will be situated further into the RPA, an area that was intended to be left undeveloped as a “vegetable patch” as part of application 17/04472/FUL, and therefore we would strongly advise that the implications of this extended design footprint are considered with regards to the protection of an adjacent mature tree.

**Appendix Two: Bath Preservation Trust comment dated 17/06/2020**

**20/00236/FUL**

**Site Adjacent To Old School House Chapel Row Bathford Bath**

Erection of a one bedroom detached house and installation of a temporary caravan for the duration of the works. (Resubmission of 17/04472/FUL)

Revised Plans 26/05/2020

*Comment*

The application concerns the site adjacent to the Old School House on Chapel Row. It is situated within the Bathford conservation area, and forms part of the indicative landscape character of the Bath World Heritage site. Chapel Row remains characterised as a narrow private lane with a prevalent material texture of Bath stone ashlar or rubble stone; the undeveloped garden site adjacent to the Old School House is visually prominent due to the size of the plot and the elevated slope of the land.

BPT responded to the previous application for this site (see application 20/00236/FUL), and we maintain our position in relation to the submitted revised drawings under the same reference number.

We maintain that the continued prevailing use of timber cladding is inappropriate given that the local context is largely either Bath stone ashlar or rubble stone. We note that revisions have included the omission of the use of reclaimed Bath stone on the northern half of the proposed building which we feel to be an unfortunate loss of a material more in-keeping with the character of the area.

Whilst we appreciate the reduction in fence height, we are unsure as to why it has been retained behind the proposed hedge, and note the retention of screening measures around the site boundary set atop the stone wall, which may result in the visual ‘closing-in’ of Chapel Row’s already narrow streetscape. We maintain that development on the site should be designed to contribute to and enhance Chapel Row’s appearance, character, and amenity, rather than being screened off from its contextual setting.

We note that the proposed footprint continues to impede within the RPA of the copper beech tree in the garden of the Old School House, despite trial trenches having found the growth of several roots within the development site boundary as noted in the most recent JK Arboricultural Statement (22nd May). We would strongly recommend further consideration of the potential harm and pressure this proposal would cause to a tree of a noted positive contribution to the conservation area in the proposed on-site demolition and construction works, and future residential use of the site.