**14/04369/LBA**

**11 Hampton Row, Bathwick, Bath, Bath And North East Somerset, BA2 6QS**

Internal and external alterations for the renovation and extension of 11-14 Hampton Row to create 4no. new 3 bedroom dwellings and 4no. new 1 bedroom basements flats.

*Objection*

The Trust wants to see an appropriate development proposal approved to secure the repair and long term survival of the neglected and 'at-risk' buildings at Hampton Row. In principle we welcome redevelopment which retains the historic facades and window arrangement whilst providing contemporary living accommodation within a rebuilt terrace.

We would encourage development which provides much needed, preferably affordable, housing. We are keen to explore potential for linking the development of this site to the restoration of Cleveland Pools.

**Alterations and Design**

We consider that in the interest of preserving and enhancing the architectural interest and aesthetic value of the listed building the;

o Blind windows must be retained and not result in the removal of historic building fabric;

o Glazing patterns should accurately replicate that of Hampton Row (buildings of the same age and style) and;

o The interior plan and position of the staircase ought to reflect the historic layout, as evident in other houses in the street (and similar houses elsewhere) and relate to the position of the principal entrance.

o The depth of the buildings should reflect the historic street pattern - we have concerns about the excessive depth, and double pitched roof of the buildings proposed.

We encourage development that is sustainable, and energy efficient (in accordance with the B&NES Sustainable Construction and Retrofitting Supplementary Planning Document). And we believe there is much scope for incorporating measures such as internal wall insulation, timber double glazed sash windows, super insulated roof structures etc. in reconstruction and this opportunity should not be missed.

**Supporting Information**

We regret that this application fails to present sufficient supporting information and a design approach that respects the historic character of Hampton Row. We commend the applicant for expressing a willingness to work with the Council and the Bath Preservation Trust, however we do not yet see any evidence recommendations on ways to improve this application have been taken on board.

We therefore suggest that this application is withdrawn, and that the applicant appoints the appropriate expertise to undertake the necessary work to develop proposals which are more appropriate to the historic significance of the listed building, and provide supporting documentation.

For a comprehensive consideration of the application to be carried out we would expect that proposals would be supported by a; photographic survey, a Heritage Impact Assessment, an Historic Building Report - which should inform a more detailed Heritage Statement, a schedule of works -including schedule of repairs, a well detailed design and access statement which provides evidence to justify the design approach to the layout of the houses, and a full set of detailed elevations (existing and proposed). Unfortunately all of these documents are lacking from the application and therefore this does not allow us, or any party, to undertake a comprehensive assessment of the scheme.

We encourage the applicant to engage with the historic nature and significance of the building. The National Planning Policy Framework (NPPF) is clear in that local planning authorities (LPA) require applicants to describe the significance of affected heritage assets, and that the level of detail should be proportionate to the assets' importance (NPPF: paragraph 128).

Given the absence of sufficient information, and a design approach which would harm the architectural and heritage value of the listed building we are moved to object to the proposed scheme. The proposed development in its current form would substantially harm the fabric and significance of the Grade II listed buildings; would neither preserve nor enhance the character and appearance of the conservation area, and would detract from the special qualities of the World Heritage Site. The application is therefore contrary to Section 7 (Requiring good design) and Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF), policies B1, B4 and CP6 of the B&NES Core Strategy and saved policies, D2, D4 and BH6 from the B&NES Local Plan. We recommend that the application be refused, if not withdrawn.