



BATH & NORTH EAST SOMERSET

Chew Magna conservation area character appraisal

adopted as Supplementary Planning Guidance 2003



Chew Magna and its conservation area

Local planning authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.

The village of Chew Magna was first designated as a conservation area on 12 July 1978. Since then three important studies have been carried out:

- Bath & North East Somerset Council Planning Services' Sites and Monuments Record, 'Avon Historic Landscape Characterisation Methodology' (Chapman 1997)
- Bath & North East Somerset Council Planning Services' Sites and Monuments Record, 'Avon Extensive Urban Survey Archaeological Assessment Report' (La Trobe-Bateman 1999)
- Bath & North East Somerset Council Planning Services, 'Rural Landscapes of Bath & North East Somerset' (adopted as Supplementary Planning Guidance 2003)

These all identify a much wider area of special architectural or historic interest being worthy of designation as a conservation area.

The existing conservation area was therefore reviewed in 2002. The review results include the extension of the former conservation area and a

character appraisal and chronology of the extended Chew Magna conservation area.

Conservation area designation imposes a general control over the demolition of unlisted buildings and works to trees. Designation also provides the basis for policies designed to preserve or enhance all the aspects of the character or appearance that define an area's special architectural or historic interest. Stricter planning controls apply within conservation areas. Consult Bath & North East Somerset Council's Planning Services for further advice. The emphasis within conservation areas is on ensuring local character is strengthened, not diminished, by change.

Central government policy on all development affecting conservation areas is set out in 'Planning Policy Guidance Note 15: Planning and the Historic Environment' (PPG 15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and development control decisions.



An assessment of an area's special interest and its character or appearance may be taken into account by the Secretary of State when considering appeals against refusals of planning permission. Once an area's special character is identified, proposals and actions can be formulated by the local planning authority and other agencies for preserving or enhancing it.

This conservation area character appraisal forms Supplementary Planning Guidance to the Wansdyke Local Plan Deposit Draft as amended 2000, particularly policies CH.4 and CH.5, the Bath & North East Somerset Local Plan Deposit Draft 2002, particularly policies BH.6, BH.7 and BH.8, the Joint Replacement Structure Plan 2002, particularly policy 19 and the Keynsham and Chew Valley Local Plan 1992 particularly policies KCV 28, KCV 31 and KCV 31A.

Public consultation on the extension of the former Chew Magna conservation area and this conservation area character appraisal took place between 18 October 2002 and 4 November 2002. Public consultation on the Chew Magna conservation area character appraisal as Supplementary Planning Guidance took place between 13 January 2003 and 7 March 2003. Summaries of the two public consultations and a written description of the conservation area boundary are available on request from the Planning Projects & Partnerships Team.

The Chew Magna conservation area character appraisal as Supplementary Planning Guidance is a material consideration in planning decisions affecting Chew Magna. This character appraisal carries considerable weight in decision making, having been subject to scrutiny and amendment through public consultation.

Chew Magna has 50 buildings or structures in the 1986 List of Buildings of Special Architectural or Historic Interest including 1 Grade I, 4 Grade II*, and 45 Grade II listed buildings or structures.

Bath & North East Somerset Council's Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees. Guidance notes, 'Living in a conservation area' and 'Owning a listed building' are available from the Planning Projects & Partnerships Team.

Contact Planning Services for advice regarding:

Listed buildings and Listed Building Consent

01225 477547

Unlisted buildings and Conservation Area Consent

01225 477547

Works to trees within Conservation Areas

01225 477520

Planning Permission: West Team

01225 394108

Planning Policy

01225 477548

All the above teams are located at Planning Services, Trimbridge House, Trim Street, Bath, BA1 2DP

Chew Magna conservation area

Character summary

setting of settlement in relation to hillsides and valley¹

dominance of water

significance of Winford Brook and River Chew as power sources of former mills²

listed buildings³ and other historic buildings built principally of local red sandstone

historic curtilage of many buildings include gardens and former orchards⁴

mature trees

sunken lanes

high raised pavements in South Parade⁵, High Street (with natural stone pavements bordered by setts) and Tunbridge Road

cast iron railings⁶ to high raised pavements

historic settlement⁷ with high archaeological potential⁸



Nine character areas

Nine character areas have been identified within the conservation area. The character of each area is summarised with preliminary objectives for enhancing each area. Neutral elements and negative elements are summarised for each character area where appropriate.

Neutral elements⁹ or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for landmark buildings, listed buildings, and unlisted buildings of special character or interest. This back-cloth is important and needs careful management as a setting for the special elements.

Negative elements¹⁰ or buildings in conservation areas need to be considered differently. They should either be upgraded or, given the chance, removed depending on their economic viability.

Area 1

St Andrew's Church and Chew Court

Grade I St Andrew's Church¹¹, churchyard¹², Grade II* Old School Room¹³ and Grade II* Chew Court¹⁴ form heart of village

tower of St Andrew's Church is Chew Magna's major landmark

churchyard cross¹⁵ (a Scheduled Ancient Monument)

churchyard contains 11 Grade II tombs and Church Cottage

churchyard red sandstone boundary/retaining walls, iron gates and pennant gate piers

important group of trees by churchyard entrance on South Parade

Grade II* Old School Room



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Grade II* Chew Court¹⁶, its avenue of trees and associated parkland¹⁷

high archaeological potential¹⁸

Stanton Road (B3130) diverted around Chew Court parkland in C18¹⁹

red sandstone boundary wall to parkland on north side of Stanton Road

important views across lawns from Stanton Road to Chew Court and The Chalks

1923 arts and crafts style Church Hall to north of churchyard built of rock-faced random coursed red sandstone with red precast window mullions and lintols

single span stone arch bridge with stone parapets over Winford Brook leads to Butham Lane

narrow width²⁰ of The Chalks encloses east end of South Parade



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Neutral elements in Area 1

single span steel and concrete footbridge over Winford Brook leading to North Chew Terrace

cricket pavilion

Area 2

South Parade, Harford Square and Tunbridge Road

South Parade historically an area of much activity

Stanton Road and Tunbridge Road enter village at South Parade as well as Harford Square

Grade II high raised pavement²¹ and railings²² on north side of South Parade

Grade II listed high raised pavement on east side of Tunbridge Road

stone steps in carriageway to both high raised pavements

unlisted small scale shops and cottages two storeys with a mixture of sandstone and rendered stonework, mostly set abutting pavement

Grade II 1817 Harford House, Harford Square constructed in coursed sandstone freestone with white pointing, triple Roman tiled mansard roof with ridge and gable chimney stacks

Grade II Church House²³, Silver Street and front gates and railings late C18/early C19 constructed of sandstone rubble with limestone dressings and pantiled roof



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Chew Magna Conservation Area

Grade II Baptist Chapel, Tunbridge Road

unlisted Wellington House gable end on to Tunbridge Road high raised pavement

high stone boundary walls off high raised pavement to Tunbridge Road east side

low stone boundary walls to Tunbridge Road west side

Tunbridge Road boundary walls link visually to Tun Bridge parapets



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Neutral elements in Area 2

modern houses at Madam's Paddock

Pine Court housing and garaging

surgery at Madam's Paddock

car park and substation behind Pelican Inn

Negative element in Area 2

dominated by traffic

modern bank building in Harford Square

Area 3 High Street

main east-west thoroughfare through village

narrow road enclosed on both sides by mix of high and low level red sandstone boundary walls

mix of large C18 and early C19 town houses^{24, 25} set back from High Street in their own grounds²⁶, converted coach houses and small C18/C19 cottages

raised pavement runs length of north side of High Street in part paved with large pennant stone to centre with small stone sett margins

C18 and early C19 town houses built of coursed red sandstone rubble with limestone dressings, painted timber sash windows, slate roofs with raised coped parapets and stone gable stacks

small terraced cottages off north raised pavement with painted rendered facades, fine porches, sandstone gables, brick chimneys and clay pantiles on roofs of differing heights, small front gardens, large sandstone boundary walls, steps leading onto High Street

gardens to rear of Acacia House and other houses on south side of High Street drop steeply down to River Chew

Woodbine Farm marks west end of High Street



Negative elements within Area 3

dominated by traffic

modern offices at southwest end of High Street set back from road with car parking to front

Enhancement objectives for Area 3

retain existing paving pattern on raised pavement and reinstate where it has been lost on raised pavements and other pavements

retain sandstone boundary walls to maintain the sense of enclosure and character

Area 4

Manor House, Dark Lane, Battle Lane and Highfield House

dominated by Grade II* Chew Manor²⁷ and its historic gardens²⁸

C19 planting and paths to watersides of Winford Brook as it passes through historic park

Pevsner²⁹ describes Chew Manor 'Gothic in the most ambitious High Victorian fashion...'

high red sandstone boundary walls to Chew Manor, Battle Lane

Dark Lane, a sunken lane, forms west edge of conservation area boundary

footbridge crossing and ford through Winford Brook at northern end of Dark Lane

Manor Cottage, Little Gables and Magna House

important views over orchards and pastures looking south to rear of High Street properties from Battle Lane bridge

Battle Lane includes Grade II listed Rookstone House³⁰ and 1874 former Hope Chapel now used as offices

mature trees of Grade II Highfield House dominate junction of Winford Road and Chew Lane

Neutral elements in Area 4

busy Winford Road

Negative elements within Area 4

Sacred Heart Catholic Church³¹

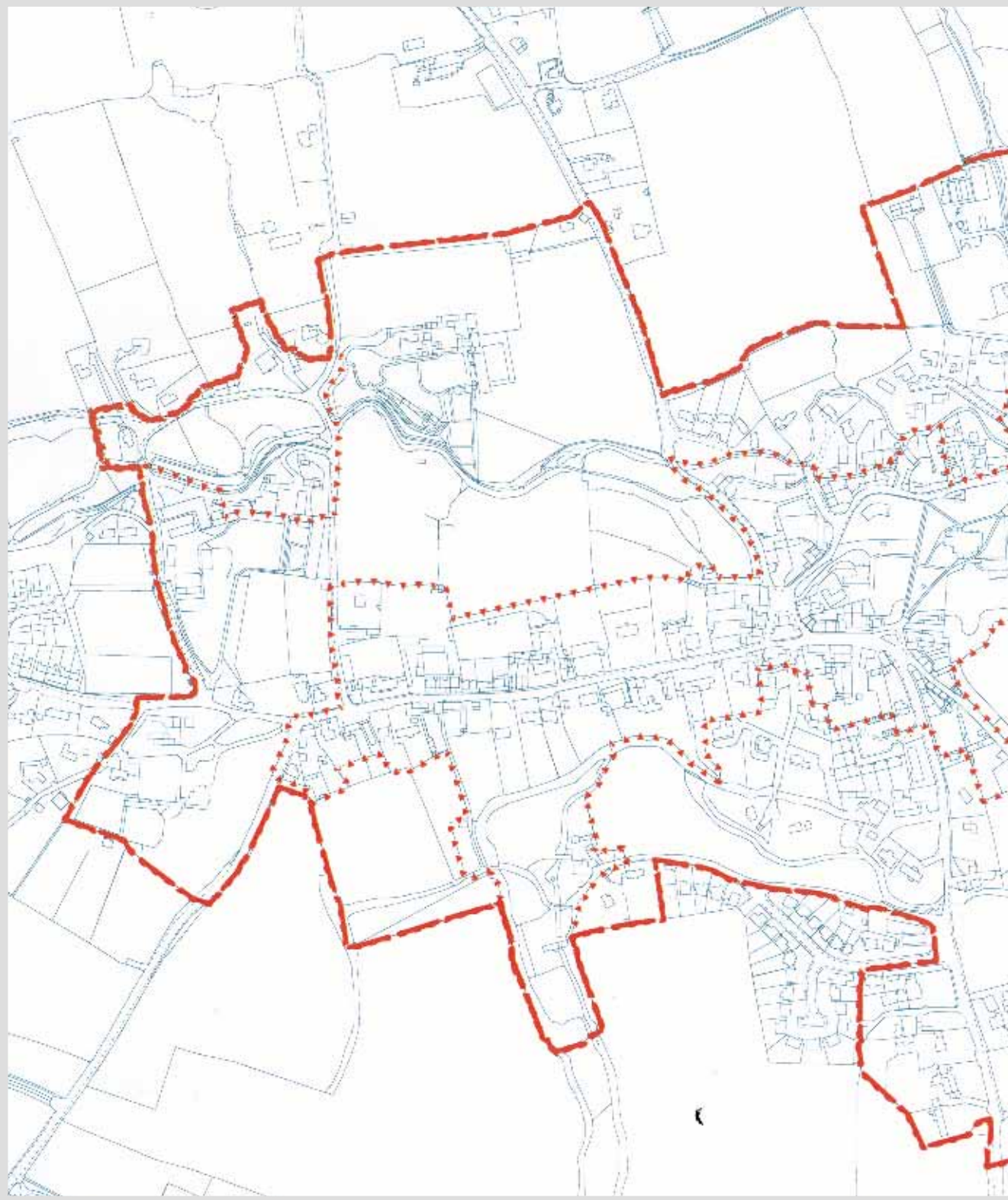
car park off Winford Road at south edge of Chew Magna site

school buildings of the Sacred Heart School

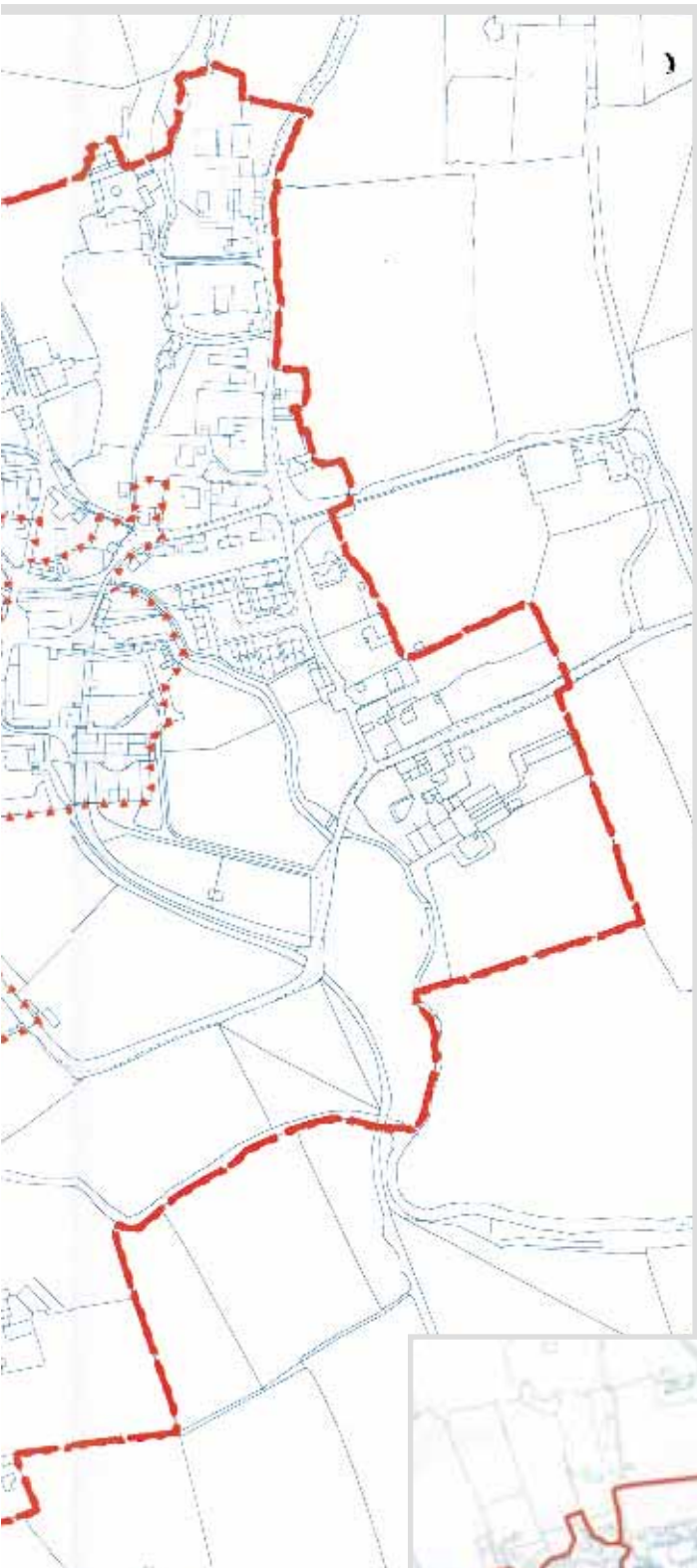
former 1960s convent building dominates east edge of Chew Manor site adjoining west side of Battle Lane



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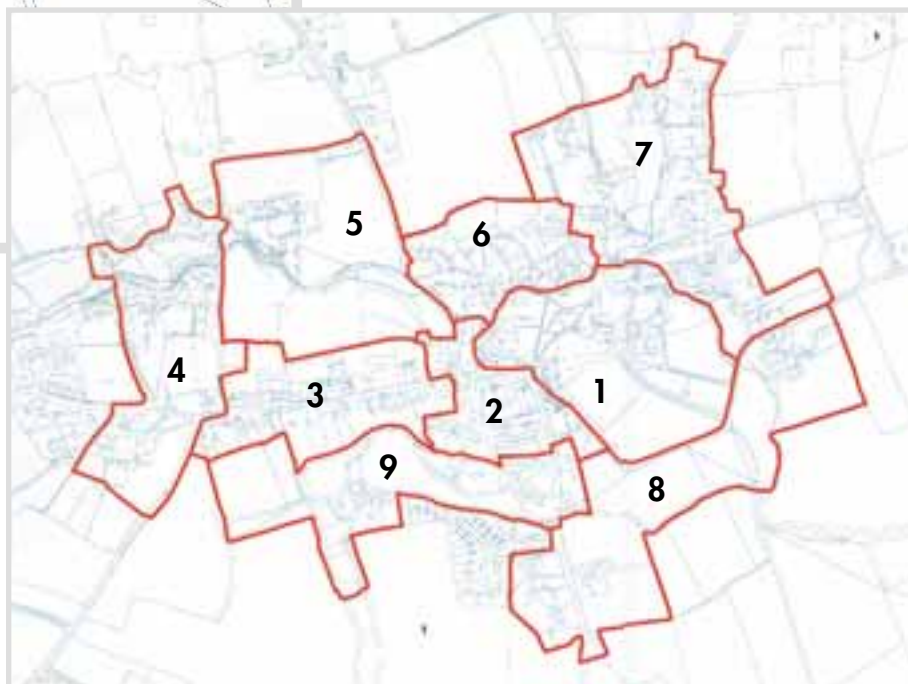


Chew Magna conservation area
designated 23 December 2002
69.58 hectares (171.95 acres)



Chew Magna conservation area
designated 12 July 1978
18.19 hectares (44.95 acres)

Key to character areas



Chew Magna Conservation Area

Enhancement objectives for Area 4

conserve and respect Chew Manor and its historic gardens

improve the visual impact of the car park area including enclosing it on the north side of Winford Road

Area 5

Winford Brook and The Rookery

Battle Lane bridge

Grade II The Rookery and Lodge

high red sandstone boundary wall to The Rookery

historic parkland of The Rookery

gardens, orchards, pastures and meadows both north and south of Winford Brook as well as mill leats and ponds of former mills

Sprat's Bridge



Enhancement objectives for Area 5

maintain waterside footpath

provide interpretation of mill leats and ponds of former mills

Area 6

Winford Brook from Sprat's Bridge to Butham Lane bridge

former Chew Magna Mill, its associated buildings and mill leat³²

Winford Brook

Neutral elements in Area 6

modern houses at Spratt's Bridge, Streamside, Streamleaze and Stoneleigh

Area 7

Norton Lane and North Elm Farm

Brook Cottages and Bridge House built of sandstone and rendered sandstone with clay tile roofs

Winford Brook runs in front of Brook Cottages

Fairfield Lodge, its gardens and avenue of trees

The Crescent



red sandstone boundary walls of Butham Lane

Grade II Elm Farmhouse

North Elm Farm

Bridge House

Chew Magna Primary School

former Wheatsheaf public house

trees on Norton Lane

red sandstone rubble boundary walls on Norton Lane

Chew Court Cottage and adjoining orchard

Little Barton and outbuildings

Stanton Road single span stone bridge



Neutral elements in Area 7

North Chew Terrace

Lower Batch and garaging

prefabricated classroom at Chew Magna Primary School

Enhancement objectives for Area 7

replace missing stones to Stanton Road bridge parapet

Area 8

Winford Brook and River Chew from Bridge Farm to Tunbridge Farm

tree lined Winford Brook and River Chew

open fields

Bridge Farm

Tunbridge Farm

Grade II Archways

Grade II Tunbridge House



Chew Magna Conservation Area

Neutral elements in Area 8

overgrown footpath from Stanton Road

Enhancement objectives for Area 8

clear overgrown footpath from Stanton Road

repair and bring into use barn to south of Tunbridge House



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Area 9

Dumper's Lane and River Chew from Tun Bridge to Crickback Bridge

River Chew and the adjacent orchards, gardens, pastures and meadows both north and south of River Chew

Tun Bridge (a Scheduled Ancient Monument)

mature trees bordering River Chew, mill leats and ponds

Grade II Dumpers House³³

Dumpers Farmhouse

Grade II Crickback Bridge

Dumpers Cottage, mill leats and ponds

Tun Bridge Mill, river, watercourses and ponds

tree lined sunken former drovers' way

Crickback Cottage

Crickback Lane



Neutral elements in Area 9

Bridge House, The Mayals and Willow Bank

Negative elements within Area 9

north modern canopy to Tun Bridge Mill

single storey office to Tun Bridge Mill



Enhancement objectives for Area 9

repair and bring into use Tun Bridge Mill

enhance setting of Tun Bridge Mill



Character area references

- 1 Bath & North East Somerset Council Planning Services, **Rural Landscapes of Bath and North East Somerset** (adopted as Supplementary Planning Guidance 2003)
- 2 Bodman, Martin, 'Mills on the Winford Brook', **BIAS Journal**, vol 27, 1994
- 3 Department of the Environment, **List of Buildings of Special Architectural and Historic Interest**, 3 December 1986
- 4 1840s tithe map and apportionment book records several 'House, gardens and orchards' (source: Somerset Record Office, Taunton)
- 5 Durham, Ian L, **The Old Schoolroom, Chew Magna**, 1997, facing 8, JC Buckler 1834 drawing 'Church House at Chew Magna' shows high raised pavement
- 6 Cast iron railings made by Evans Foundry, Paulton (source: Durham, Ian and Mary, **Chew Magna and the Chew Valley in Old Photographs**, Redcliffe Press, Bristol, 1992, 12)
- 7 Chapman, Mike, **Avon Historic Landscape Characterisation Methodology**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1997
- 8 LaTrobe-Bateman, Emily, **Avon Extensive Urban Area Survey Archaeological Assessment Report: Chew Magna**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1999
- 9 In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of '**• the existence of any neutral areas** Those areas which neither enhance nor detract from the character or the appearance of the conservation area.' English Heritage, **Conservation Area Practice: English Heritage guidance on the management of Conservation Areas**, October 1995, 5
- 10 In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of '**• the extent of loss, intrusion or damage, ie the negative factors** Features which detract from the special character of the area, and which provide opportunity sites where change is to be encouraged, should also be identified.' English Heritage, **Conservation Area Practice: English Heritage guidance on the management of Conservation Areas**, October 1995, 5
- 11 LaTrobe-Bateman (1999), 16-18
- 12 LaTrobe-Bateman (1999), 18
- 13 Durham (1997)
- 14 original manor house to the village in the medieval period (source: LaTrobe-Bateman, 1999, 18-21)
- 15 LaTrobe-Bateman (1999), 18
- 16 history of Chew Court and parish church inextricably linked from C11 (source: LaTrobe-Bateman, 1999, 19)
- 17 Chew Court's inner and outer precincts are designated as an Historic Park in the Wansdyke Local Plan Deposit Draft as amended 2000
- 18 LaTrobe-Bateman (1999), 20
- 19 '... the original direct route between the Triangle and Bridge Farm can still be traced in part as a hollow way.' (source: Bond, James, **Somerset Parks and Gardens: A Landscape History**, 1998, 97)
- 20 Turnpike House originally sited at entrance to The Chalks, demolished 1880 (source: LaTrobe-Bateman, 1999, 24)
- 21 Durham (1997), facing 8, JC Buckler 1834 drawing 'Church House at Chew Magna' shows high raised pavement
- 22 railings of particular interest; made by Evans Foundry, Paulton with interesting end scrolls (source: Durham, Ian and Mary, **Chew Magna and the Chew Valley in Old Photographs**, Redcliffe Press, Bristol, 1992, 12)
- 23 1840s tithe map and apportionment book refers to 'House, gardens and orchards' (source: Somerset Record Office, Taunton)
- 24 they include Portugal House, Barle House, The Beeches, Myrtle House, Holly House, Acacia House and The Firs, all listed Grade II (source: LaTrobe-Bateman, 1999, 25-27)
- 25 house names are derived from tree names, a potent symbol of power and status in the Georgian period (source: LaTrobe-Bateman, 1999, 25)
- 26 the C18 and early C19 town houses were constructed by wealthy Bristol merchants (source: LaTrobe-Bateman, 1999, 25)
- 27 Architect John Norton, 1864, built around core of C17 building (source: Pevsner, N, **The Buildings of England, North Somerset and Bristol**, 1973, 159)
- 28 Avon Register of Historic Parks and Gardens
- 29 Pevsner, N, 1973, 72
- 30 last surviving cottage of eleven in two rows (source: Durham, Ian, **Chew Magna and its History**, unpublished audio visual script, 1999)
- 31 consecrated 1964 (source: **Clifton Diocesan Directory**, 1996, 33)
- 32 significant water management system for mill; existing leat pre-dates buildings it passes under including the Coach House, Island House and Amachris Cottage (source: LaTrobe-Bateman, 1999, 31)
- 33 formerly Dumpers Farmhouse but renamed Dumpers House

Chew Magna chronology

2000-1500 BC Stanton Drew stone circle 2.5 km east	3020 – 2910 BC Middle ditch of Stonehenge
800-600 BC late Bronze Age/Early Iron Age significant archaeological deposits at Chew Manor	
500 BC Maes Knoll Iron Age fortified settlement 4 km north east	500 BC Roman Republic founded
47-450 small but potentially important Roman archaeological deposits near Silver Street ¹ ; villas at Gold's Cross and Chew Park 3-4 km south and octagonal temple at Pagan's Hill 1 km south west	79 AD Vesuvius erupted; Pompeii destroyed
400-700 Wansdyke earthwork 4 km north east	480 – 543 St Benedict, founder of European monasticism
1062 Edward the Confessor grants Chew Magna to his chaplain and makes him Bishop of Wells	
1065 first documented as Ciw ²	
1086 <i>Chiwe</i> documented in Domesday Book ³ which records five mills for grinding corn	1095 First Crusade
1191 timber church ⁴	
C13-C15 building of St Andrew's Church	1215 Magna Carta
C14 Dumper's House ⁵	1348 Black Death
C15 Woodbine Farm, High Street/Chew Lane	
Late C15 Tun Bridge ⁶	1455 – 1487 War of the Roses
1510 Old Schoolroom ⁷	
1535 borough status and market ⁸	1534 Church of England separates from Rome
c1540 John Leland description: "Chute is a pretty clothing town, and hath a fair church. And at the south side of the church is a fair manor place of the bishop of Bath...."	
C1576 Tucking mill ⁹	
C16 settlement at The Batch	
C16 Croft Cottage, Norton Lane	1594 Shakespeare's <i>Romeo and Juliet</i>
C16/17 Elm Farm	
1615 records of Pelican Inn, High Street ¹⁰	1642 – 1648 English Civil Wars
C17 settlement at Tunbridge Road	1650 Tea introduced into England
1790 insurance certificate refers to Chew Magna Mill ¹¹	
1791 John Collinson description: "... a large and populous parish, very pleasantly situated (the two rivers) make the town a sort of peninsula. In former days this was a borough, a market, a large clothing town ... its only manufacture are a few edge-tools and stockings." ¹²	
c1792 Acraman's mill founded	1764 Hargreaves invents the Spinning Jenny

- C18-early C19** building of large Bristol merchants' houses in High Street and Harford Square
- 1822** C & J Greenwood description: "Chew Magna ... containing 368 inhabited houses, and 403 families, 177 ... employed in agriculture, 140 in trade, manufacture or handicraft, and 86 not included in either class."¹³
- 1834** JC Buckler drawing 'Church House at Chew Magna'¹⁴
- 1840** tithe map records four mills
- 1848** Acraman's Mill and Tucking Mill bought and demolished to enable construction of compensation reservoir¹⁵
- 1861** Chota Castle, Chew Lane
- 1864** Chew Manor, Battle Lane rebuilt
- c1865-8** gas works established¹⁶
- 1867** Baptist Chapel, Tunbridge Road
- 1874** New Hope Methodist Chapel, Battle Lane
- 1883** building of Chew Magna School
- 1894** enlargement of Chew Magna School
- 1920s** demolition of Seven Bells cottages for building of North Chew Terrace¹⁷
- 1923** Church Hall built
- 1937** piped water supply introduced¹⁸
- 1953** new fire station built¹⁹
- 1958** building of Chew Valley School, Chew Lane
- 1963** demolition of cottages in Silver Street for Stoneleigh and other modern houses²⁰
- 1964** Sacred Heart Catholic Church consecrated²¹
- 1966** demolition of cottage, Harford Square, for building of Midland (now HSBC) Bank²²
- 1970** gas works site cleared and redeveloped as Streamside²³
- 1971** repair of Old Schoolroom²⁴
- 1978** first Chew Magna conservation area designated
- 1986** review of list of buildings of special architectural or historic importance
- 2002** extension of Chew Magna conservation area
- 1781** Herschel's discovery of the planet Uranus
- 1814** Humphrey Davy invents miners' arc lamp
- 1837** Isaac Pitman devises his first shorthand system
- 1851** Great Exhibition
- 1859** Charles Darwin's *Origin of the Species*
- 1865** Salvation Army founded by General Booth
- 1876** Alexander Graham Bell invents telephone
- 1914 – 1918** World War I
- 1922** BBC founded
- 1939 – 1945** World War II
- 1951** Festival of Britain exhibition
- 1964** Launching of electronic communication as e mail
- 1969** *Apollo 11* is first manned mission to land on the moon
- 1989** Berlin Wall comes down
- 1994** Channel Tunnel opens

Chew Magna chronology references

- 1 LaTrobe-Bateman, Emily, **Avon Extensive Urban Area Survey Archaeological Assessment Report: Chew Magna**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1999, 6
- 2 LaTrobe-Bateman (1999), 2
- 3 LaTrobe-Bateman (1999), 2
- 4 Durham, Ian and Mary, **Chew Magna and the Chew Valley in Old Photographs**, Redcliffe Press, Bristol, 1992, 16
- 5 formerly Dumpers Farmhouse but renamed Dumpers House
- 6 Jervoise, E, **The Ancient Bridges of the South of England**, Architectural Press, Westminster, 1930
- 7 Durham, Ian L, **The Old Schoolroom, Chew Magna**, 1997, 1
- 8 LaTrobe-Bateman (1999), 4
- 9 Bodman, Martin, 'Mills on the Winford Brook', **BIAS Journal** vol 27, 1994, 5. Tucking mill now lies under the top end of the compensation reservoir.
- 10 Durham (1992), 11
- 11 Bodman (1994), 3
- 12 Collinson, John, **The History and Antiquities of Somerset**, 1791
- 13 Greenwood, C & J, **Somersetshire Delineated**, 1822
- 14 Durham (1992), 8
- 15 Bodman (1994), 4 and 5
- 16 Durham (1992), 10, 41
- 17 Durham (1992), 15
- 18 Durham (1992), 35
- 19 Durham (1992), 74
- 20 Durham (1992), 14
- 21 **Clifton Diocesan Directory**, 1996, 33
- 22 Durham (1992), 33
- 23 Durham (1992), 41
- 24 Durham (1992), 23 and Durham (1997), 16

Chew Magna and its conservation area

Bath & North East Somerset Council's Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees.

Guidance notes, 'Living in a conservation area' and 'Owning a listed building' are available from the Planning Projects & Partnerships Team.

This publication can be provided in audiotape, large print, Braille and computer disk versions in English and also translated into other local community languages if necessary.

For further information contact the Projects and Partnerships Team, Planning Services on 01225 477583.

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Published 2003

