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**Statement to Planning Committee 28/07/2021**

**21/01753/LBA & 21/01752/FUL**

Royal National Hospital For Rheumatic Diseases, Upper Borough Walls, City Centre, Bath, Bath And North East Somerset, BA1 1RL

Internal and external alterations associated with proposed conversion to hotel (Use Class C1), external alterations to East Wing roof including removal of lift room and flue, demolition and replacement of roof top plant area and extension to existing pitched roof, demolition and replacement of modern infill development to south elevation and new infill development to north elevation of the East Wing internal courtyard and new glazed roof to spa area, removal of modern external staircase to rear of West Wing and replacement infill development, demolition and replacement of third storey extension to West Wing, alterations to the roof of West Wing including new lift shaft and plant screen, and bridge link to new three storey rear extension to West Wing.

***Support***

BPT is supportive of these revised applications and the scope of works proposed.

Substantial changes have been made in response to this Council’s concerns. These changes have addressed our concerns regarding the height and visual impact of the extension.

The revised design is more sympathetic to its backland context. The use of a ‘polite’, domestic-style scale and layout sits more comfortably within the streetscape.

The improved ‘light touch’ relationship with the main building would appropriately reduce visual and material harm to the west wing.

BPT considers that on balance, the public benefits of bringing this distinctive and vacant Grade II\* listed building back into sustainable use with public access, ongoing occupation, maintenance and repair, with additional streetscape enhancement works, would outweigh the less than substantial harm brought about by some elements of the scheme.

**BPT encourages this committee to support the officer’s recommendation to permit this application to secure the future of one of Bath’s most significant and recognisable city centre buildings.**