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**Statement to Planning Committee 26/08/2020**

**19/04933/FUL & 19/04934/LBA**

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

Listed Building Consent: Internal and external alterations associated with proposed conversion to hotel (Use Class C1); demolition and replacement of modern infill extension, new glazed roof and new infill development of northern elevation to internal courtyard of East Wing; alterations to the roof of east and West Wings; removal of external staircase to West Wing and replacement with glazed link to new extension and replacement infill development; abutment of new glazed structure with West Wing chapel south wall; demolition and replacement of 3rd floor extension to West Wing and additional plant screen and lift overrun to West Wing roof; partial demolition of the boundary wall on Parsonage Lane; construction of replacement glass screen to main internal ground floor lobby of West Wing; changes to internal layout and consequential changes to internal partitions and other fabric.

***Support***

BPT supports these applications and the scope of works proposed.

Substantial changes have been made to improve the design. These changes have responded to our concerns and we commend the development team for their efforts to design more contextually appropriate interventions.

While we have concerns about the height of the extension, we agree with your officer’s assessment that this has limited impact on wider townscape views, and on balance we feel that public benefit, specifically the long-term conservation, occupation, public access, use and maintenance of this important heritage building outweighs concerns about less than substantial harm.

Therefore, we encourage this committee to support your officer’s recommendation to permit this application in the interest sustaining the heritage value of one of Baths most significant city centre buildings.