**13/02136/REN**

**King Edward's School, Broad Street, City Centre, Bath, BA1 5LJ**

Renewal of application 10/00041/FUL (External and internal alterations and demolitions associated with a change of use from a school to a hotel on first and second floors and a restaurant and bar on ground and lower ground to include ancillary managers accommodation on the lower ground floor).

*Comment*

The Bath Preservation Trust continues to have grave concerns about this application.

 We recognize that this building needs a new viable use to secure its upkeep and survival. However we are particularly concerned about the proposed change of use, specifically the size of the bar and restaurant proposed at ground floor and garden level which makes provision for a very high maximum number of covers.

As the site is located in Broad Street, an ancient street in the heart of the Conservation Area and World Heritage Site, the Trust is concerned that any overconcentration of A3 use (bars, food and drink) will unbalance the character of the Conservation Area, which comprises a mix of retail, residential and leisure uses. Any dominance of A3 use would potentially detract from the character and ambience of the Conservation Area.

For this reason, the Trust questions the appropriateness of this ancillary use, and how viable the whole scheme would be if the amount of A3 use was reduced or eliminated in order to preserve the character of the Conservation Area.

In its current form, the planning application would over-provide A3 use, increase noise and activity, and add to the cumulative dominance of A3 use in the area, and would have a detrimental impact on the character and appearance of the Conservation Area.