

Planning and Rights of Way Panel 25th January 2022
Planning Application Report of the Head of Planning & Economic Development

Application address: University Air Squadron 1A Bugle Street Southampton			
Proposed development:			
20/01716/FUL - Change of use of existing offices (use class B1) to form mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms (use class C1) (Submitted in conjunction with 20/01717/LBC).			
20/01717/LBC - Listed Building Consent sought for conversion of existing offices (use class B1) to form mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms (use class C1) (Submitted in conjunction with 20/01716/FUL)			
Case officer:	Rob Sims	Public speaking time:	5 minutes per application
Last date for determination:	17.03.2021	Ward:	Bargate
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors:	Cllr Bogle Cllr Noon Cllr Paffey
Applicant: We Are The Bugle Ltd		Agent: We Are The Bugle Ltd	

<p>Recommendation Summary <i>Nb. 2 applications are being considered</i></p>	<p>20/01716/FUL Delegate to the Head of Planning & Economic Development to grant planning permission subject to criteria listed in report</p> <p>20/01717/LBC Conditionally Approve</p>
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (2021).

Appendix attached

1	Schedule of Repairs	2	Development Plan Policies
3	Relevant Planning History	4	Dancing Man 2014 Decision Notice

Recommendation in Full

The Planning Panel are being asked to determine 2 linked applications and will, therefore, need to take 2 votes. Regardless of the decision on the use it is still possible to approve the listed building works as part of this process.

20/01716/FUL – Full Planning Permission

1. Delegate to the Head of Planning & Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 Legal Agreement to secure:

- i) Contribution towards Late Night Community Safety Facilities.
- ii) Highway Condition Survey
- iii) Travel Plan
- iv) CCTV

2. That the Head of Planning & Economic Development be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that the legal agreement is not completed within a reasonable period following the Panel meeting, the Head of Planning & Economic Development be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

20/01717/LBC – Listed Building Consent

1. Conditionally Approve

1. The site and its context

1.1 The Planning Panel are being asked to consider 2 combined applications – firstly for full planning permission (FUL), and secondly for the associated listed building consent (LBC). They relate to 1A Bugle Street, a four storey Grade II Listed Building occupying a prominent corner plot at the junction of Bugle Street and Town Quay. This property is vacant at the current time, however it was formerly occupied by the University of Southampton Air Squadron. The building itself is of an 'Italianate' style with a small, semi-circular front courtyard fronting Town Quay and bounded by a low brick wall with black metal railings above. The property is located in close proximity to a number of key heritage assets within the city. Notably, the Grade I Listed Wool House is located directly opposite on Bugle Street, and both are located within the Old Town West Conservation Area. Town Quay Park is located to the east side of the building. The surrounding area comprises a mix of residential and commercial use. Town Quay and the red funnel ferry terminal are located to the south, and the city Registry office is located to the north.

On-street parking controls are in place within Bugle Street, and double yellow lines are located outside the Wool House, at the junction with Town Quay.

2.2 The list description for this Grade II listed building reads as follows:

Used by Southampton University Air Squadron 1846 by T. S. Hack in an Italianate style. Three storeys and attics stuccoed the ground floor rusticated. Slate roof and wide paired bracketed eaves cornice. Five windows. Second floor windows have a band of guilloche moulding breaking through. First floor windows have Corinthian pilasters and stuccoed shell ornament in the tympana of the arches over. Ground floor has projecting 5 bay Tuscan colonnade across the whole of the front. Four steps to street. The rear elevation is faced with Devonshire slates.

2. **Proposal**

2.1 Application 20/01716/FUL seeks full planning permission and relates to the change of use of the building from offices (use class B1) to form the mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms (use class C1). The premises is split over four floors and is primarily accessed from Bugle Street to the east. The new use would result in the following changes to each floor:

- The existing basement currently comprises of small compartmentalised rooms which are used for storage areas, a bar area and keg storage. This space would be reused as an additional bar area, kitchen, seating and event space. The existing fire escape via steps up to Cuckoo Lane would be retained.
- The ground floor would be opened up to provide a central lobby and stairwell area, with access to the main event space and terrace to the front (80 seats/persons) and WC's and staff room to the rear part of the building.
- The stairs to the first floor would lead to a landing space which would replace an existing office room and event space with a small function room and kitchen, and a lounge bar forming part of a larger event space to the front of the building (60 seats/persons)
- The second floor would replace 7 small office rooms with 6 x double en suite bedrooms
- The third floor would replace three small office spaces with a 'bridal suite'
- In addition the proposals would create indirect jobs through separate hire of catering and cleaning staff etc.

The applicant has provided the following clarification on how the building will be used:

'The intended use for the building is as a venue for weddings and events, with residential accommodation attached – similar to hiring a large country house. It is intended to be hired as a whole building for a single private event,

with the residential rooms included. There will not be different events going on at the same time and there will not be a separate hotel function.'

- 2.2 Application 20/01717/LBC seeks Listed Building Consent to facilitate the conversion of existing offices (use class B1) to form mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms (use class C1), including cleaning and repair works to each room. There are no external works proposed and a full schedule of internal repairs are included in **Appendix 1**. The matters for consideration under this LBC relate only to the impact the proposed physical works on the character and integrity of the Listed Building.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 2**.
- 3.2 The National Planning Policy Framework (NPPF) was revised in 2021. Paragraph 219 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.3 Section 7 of the NPPF also seeks to ‘ensuring the vitality of town centres.’ A hotel use is a main town centre use, as such the principle of providing new hotel / guest accommodation in the City is encouraged through this section.

4. Relevant Planning History

- 4.1 A schedule of the relevant planning history for the site is set out in **Appendix 3** of this report. In addition the following planning permission at the adjacent premises at the ‘Wool House / Dancing Man’ is noted:

14/00122/FUL - Change of use from Museum (Use Class D1) to Public House and Restaurant (Use Class A3/A4) with no external alterations (submitted in conjunction with 14/00123/LBC).

A copy of the Decision Notice is attached in **Appendix 4**.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement 29/01/2021 and erecting site notices on 29/01/2021 and 15/10/2021 following receipt of

amended plans and an amendment to the description of development. At the time of writing the report **9 representations** have been received from surrounding residents, including 7 letters of objection, 1 in support and 1 neutral comment. The following is a summary of the points raised:

- 5.2 *Development would negatively effect the conservation area due to possible frequent and noisy usage An alternative use should be found for the optimum use of this historic building.*

Response

The impact of the proposed development on the character and appearance of the Grade II Listed building and surrounding heritage assets (Grade I Wool House and Old Town Conservation Area) will be assessed below.

- 5.3 *The application "sui generis" which would grant applicants a "free for all" as to what events they intend to facilitate.; and the apparent lack of any control/security/management or said events and consequently a lack of responsibility and accountability for any problems encountered*

Response

The proposed multi-use functions of the building under a Sui Generis use can be controlled through a planning control. Specific consideration to the need to control certain impacts from the development (such as noise and site management) will be considered below. It should be noted that the principle of additional hotel uses within the city centre is supported by local and national planning policy.

- 5.4 *The building has a website which advertises that it can be used for late night parties until 3am and hired out as a whole and is unmanaged / supervised. This would conflict with the Late Night Economy Zones and cause noise and disturbance to residents inside and outside of the building...The noise survey submitted was not carried out at 1, 3, Bugle St., Flats 1-5 Mayflower Court, or Flats 1& 2 Solent House and the new rooms would conflict with the uses of neighbour residential uses (bedrooms and amenity areas), which is unacceptable. The noise mitigation is inadequate and does not consider at all the noise transmitted through the walls.*

Response

The submitted noise report has been reviewed by the Council's Environmental Health Officer and no objection has been raised subject to conditions. The direct impact on neighbour noise sources will be assessed and considered below. Controls can be imposed to restrict hours of use.

- 5.5 *No provision has been made for parking of vehicles used by either those attending the venue, renting rooms or for staff There are often no parking spaces to be found in Bugle Street, adjoining streets, or even nearby car parks. Extra demands caused by events at 1A Bugle Street would make the situation worse. Also, signs state that Mayflower Park is not open for general parking after dusk. Servicing from Bugle Street is inappropriate and the plans*

do not include installation of areas for storage of waste or arrangements for separate collection of recyclable waste.

Response

The building doesn't have any land that can be used for associated parking so any application to bring the building back into beneficial use will attract the same comment. The submitted Transport Statement has been reviewed by the Council's Highway Officers and the lack of specific car parking is noted. However, the City Centre location of the existing building should be noted where it is not uncommon for premises to not be directly served by car parking. Considerations relating to servicing, refuse and deliveries is given below.

- 5.6 *It would be fair and reasonable to apply conditions equivalent to those for the Wool House (Dancing Man) and Pig in the Wall for a) hours of entertainment and b) deliveries and disposal of supplies such as beer, bottles, waste disposal.*

Response

Noted, the conditions for the Wool House will be set out and considered below.

- 5.7 *Perfect use for this unique building close to the Registry Office and a great opportunity to repurpose this otherwise under-utilised listed building.*

Response

Comments are noted

Consultation Responses

5.7	Consultee	Comments
	SCC Highways Development Management	<p>No Objection</p> <p><u>Principle</u> We note that this is an amendment to the previous submission with a reduction in the number of bedrooms from 10 to 7. Overall there is no highways reason against the principle of a hotel and events venue in the City Centre as it is a highly accessible location</p> <p><u>Parking</u> There is no car parking associated with the development and under parking standards would have generated 2 spaces (CCAP Parking Standards). Given the City Centre location there is public car parking provision in the area such as Mayflower Park, Gloucester Square, Eastgate multi-story car parks, and Pay & Display on-street for limited waiting.</p>

Therefore the parking impact is not considered significant.

There is no cycle parking proposed for staff or visitors. While there is public cycle parking opposite outside Dancing Man Brewery for staff and overnight visitors secure cycle parking should be provided. Under standards this would be 1 space/10 employees.

Sustainable Access

The site is in a very highly accessible location opposite the Isle of Wight ferry terminal and bus routes and it is on SCN1 part of the Southampton Cycle Network.

Servicing

There is a long history with the servicing requirements for this site. The narrow width of Bugle Street has been a concern around highway safety for vehicle loading and unloading close to the junction with Town Quay and poor forward sight visibility when turning from Town Quay. The Council has adjusted the parking and loading restrictions on Bugle Street to safely accommodate servicing. This removed 2 Pay & Display spaces, implemented No Waiting at Any Time, and extended the No Loading at Any Time restriction 20m further north on Bugle Street. This allows servicing to take place for this site and others in a safer location with better forward visibility. This addresses the concerns raised previously under 17/02565/FUL. A condition will need to be secured for a Servicing Management Plan including instructions for refuse collection and servicing for highway safety.

The refuse store is proposed to be in the basement of the building. Under the permitted office scheme a new refuse store was to be created at street level with direct access. It is unclear from this application how servicing will take place - it is suggested that bins will be moved and collected on the day of collection. It is not clear that how this will operate e.g. timings. Given the narrow footways on Bugle Street this may cause an obstruction to people using the footway. Further information is required to understand how the proposed servicing will be carried out and then secured via the Servicing Management Plan.

	<p>Based the outstanding query about the servicing and cycle parking can't offer final highway comments until finalised.</p> <p><u>Comments on amended plans</u> Amended plans have been received and are acceptable. Condition Waste/ Servicing Management Plan and the details on the bike storage.</p>
<p>SCC Historic Environment Officer</p>	<p>No objection</p> <p><u>Original Comments</u> The revised plans shown above (0200 P11, 0201 P11 and 0202 P07) seek to reduce the number of hotel rooms within the listed building from 10 to 7 and have sought to address fire safety concerns.</p> <p>On re-assessment, the works would be broadly supported – subject to further details. For instance, the reduction in habitable units with en-suite arrangements would fit comfortably within the existing footprint of the existing rooms, whilst the revised plans illustrate that only noise insulation measures would be required within the party walls given that the proposed fire lobbies and the new fire doors would provide sufficient levels of protection to each of the rooms. Minor changes to the basement and fireproofing the ceiling of this area would not be contentious given its low significance and although the works would lead to the loss of the screen along the landing of the first floor and within the stairwell area, these are later additions of limited value. Although there would be some alteration to a number of openings and walls throughout the floors to improve user flow, given the past level of inappropriate intervention, on the whole, these works would have a minimal impact on the buildings historic character and fabric and would be supported.</p> <p>However, the main issue with this type of conversion has always been the impact on upgrading the stairwell and introducing fire lobbies into the main function rooms at ground and first floor level. Although I am not overly keen on inserting fire lobbies in these areas, it has been demonstrated that this is the least intrusive approach and that the units themselves would be entirely reversible. As such, given that the lobbies are a necessity from a fire safety point of view, on balance, I am prepared to accept them on this occasion on the proviso that the new fire lobbies/doors themselves would employ</p>

matching door joinery. That said, I see no reason to remove the northern door of the corresponding pair on each floor, the existing door should simply be retained and upgraded and blocked up on the inside face, whereas the southern historic door of the corresponding pair should also be upgraded and kept in-situ. Full product details of all the new fire doors should also be submitted, along with confirmation that the main entrance door (and any other surviving historic door) shall be retained and upgraded in-situ as far as practical.

In regards to the stairwell area itself, no details of how the surrounding walls would be treated has been forthcoming. It is imperative that any treatment would harmonise with the existing features in terms of skirtings, rebates or covings etc. to ensure that the works would not adversely impact the visual character of the stairwell as a whole. On a similar vein, I would not support the introduction of any form of railings on and above the existing and decorative balustrade. The current stairs work perfectly well without railings, but I acknowledge that if some form of barrier is absolutely essential for fire safety reasons, thoughts into making this feature as translucent and reversible as possible should be investigated i.e. strengthened glazing screens could be a less imposing alternative. I am also unclear why the gas flame torches are required, or what they would look like on the frontage of the building – details of all these features should therefore be submitted.

Finally, for completion purposes, and as per my previous comments attached above, the following items should be addressed so the current application for consent is complete and robust:

- Submit a comprehensive Schedule of Works illustrating how each of the rooms/floors/roofs shall/have been renovated or restored
- Submit photographs to support the before and after works
- Confirm how the front garden area would be restored and if any level of excavation would be required.

Comments to amended plans

Background

- The repair works were inspected on two occasions during 2019-2020 and were

deemed localised repairs to address the failing ceilings, roofs, and walls on the upper floors and within the basement. It was judged that these works had not adversely affected the special interest of the listed building.

- The revised plans (0200 P11, 0201 P11 and 0202 P07) have reduced the number of habitable rooms within the listed building from 10 to 7.
- An itemised Schedule of Works (with images) has confirmed how the building has been repaired and made good.
- Additional plans (1500 Rev P02 and P03) have been submitted to illustrate how the floors and walls within the listed building would be insulated to improve acoustics and fire safety.
- The proposed use of the building, and the associated parking and noise issues regarding its operation are not heritage concerns and shall be addressed by the appropriate consultees.

Assessment and advice

The repairs, although already carried out, have consolidated the internal and external character of the listed building. Much later walls, cupboards, and modern infill elements of no architectural merit have been removed allowing the original proportions of the interior rooms to be restored. Historic features, such as the front windows and the fireplaces have been consolidated whereas the stairwell, and the previous damage to the ceiling coving and cornices of various ceilings due to water ingress, have been repaired and re-painted.

In terms of the conversion, the reduction in the number of habitable units would be welcome and the new en-suite arrangements within the upper floors would fit comfortably within the footprint of the existing rooms whereas the minor changes to the basement would not be contentious given the previous insensitive alterations undertaken in this area and the modern décor. Although inserting fire lobbies at ground floor level would be intrusive, it has been demonstrated that these features are the least intrusive option as the alternative would be to fully encapsulate the whole stairwell area. Therefore, given that it has been confirmed that the new doors and frames of the lobbies would employ matching joinery, and that these features would be entirely

	<p>reversible, this approach would be accepted on this occasion.</p> <p>Likewise, the additional insulation strategy and plans show that whilst the new partitions would meet modern fire safety standards, all the original walls and ceilings would remain exposed and that acoustic and fire barriers would be inserted beneath the existing floorboards and between the floor joists thereby preserving the internal character of these rooms.</p> <p>Therefore, whilst it is acknowledged that the listed building would require some alteration to facilitate the proposed new use to improve user flow and safety, on balance, the level of intervention would be considered to have a minimal impact on the historic fabric or character of the host building and would not adversely harm its special architectural and historic interest. Likewise, the proposals would bring a much neglected building back into use whilst the repairs to the exterior and its garden frontage would have a positive impact on the character or appearance of this part of the conservation area. For these reasons, no objections would be raised from a conservation perspective on this occasion.</p> <p>Notwithstanding the above, the introduction of a series of air condition units and external lighting torches are shown on the various plans, but no details of these elements have been provided. It is therefore advised that condition/s be attached requesting these details be submitted prior to their installation on the understanding that any plant or lighting would be sensitively positioned and kept to an absolute minimum to ensure that the visual aesthetic of the façade would be not be adversely impacted.</p> <p>Conditions recommended (set out below)</p>
<p>SCC Archaeology</p>	<p>The site is in Local Area of Archaeological Potential 8 (City Centre and Itchen Ferry), as defined in the Southampton Local Plan and Core Strategy.</p> <p>The south part of the site lies over the former line of the medieval town wall and may partly overlie a medieval tower. Part of the tower survives immediately west of 1A Bugle Street. The town wall and towers along Town Quay were demolished in about 1805. The precise line of the town wall is</p>

uncertain, although part of it may lie under the front garden of the current property.

Speed's map published in 1611 shows a lane / entrance way leading into a large plot of land to north, probably the Bull Hall property. It also shows buildings on the corner of the lane and Bugle Street (then known as Bull Street).

The 1771 map shows the lane (now Cuckoo Lane) along the inside of the town walls. The map shows a building apparently on the site of 1a Bugle Street and other buildings to the south of the lane, built against the inside face of the town wall.

The existing building at 1a Bugle Street, with its prominent enclosed front garden, is first shown on the 1846 map. According to the list description the existing building dates to 1846. Certainly, the facades appear to be all one build, and perhaps the site was completely redeveloped in 1846. Alternatively, walling from earlier buildings may have been incorporated into the new building.

(Further information about the archaeological potential/heritage assets of the area is available on the Southampton Historic Environment Record/HER.)

PROPOSED DEVELOPMENT & BELOW-GROUND ARCHAEOLOGY

The proposed development involves some changes to the layout of the garden at the front of the property. Although this area is slightly raised above the surrounding street level, below-ground archaeological remains may survive close to the surface. Any new service trenches, including connections into the adjacent streets, will impact on archaeological remains. The applicant will need to provide full details of the proposed landscaping, and of any below-ground works such as new service trenches. As a minimum, any ground disturbance will need to be subject to an archaeological watching brief, and potentially to archaeological excavation, to be secured by archaeological conditions. This is in line with the National Planning Policy Framework and Policy HE6 of the Southampton Local Plan.

PROPOSED DEVELOPMENT & BUILT HERITAGE

	<p>The conservation officer will comment on the acceptability or otherwise of the proposals for the listed building and conservation area. The building has never been subject to an archaeological building recording. If the application is approved, it may be appropriate for an historic building record to be made prior to and/or during alterations, to be secured by conditions. This will be confirmed after discussion with the conservation officer.</p> <p>Subject to above comments, I request that planning conditions are applied to any consent:</p> <p><u>Comments on amended plans</u> I refer to my original comments dated 18/2/2021, which still apply. The submitted schedule of works for the Garden states that no excavation is required, although a drawing shows 5 cherry trees with wired root balls, dug into the surface, so requiring some excavation. Trees installed in areas of archaeological potential should incorporate a root barrier to prevent the roots from growing out into archaeological deposits and remains.</p>
SCC CIL Officer	The proposal is not CIL liable.
SCC Environmental Health	<p>Environmental Health has no objection to the proposed use of the building.</p> <p>The noise assessment takes consideration of the events for weddings or similar and for a single event, but additionally the applicant must be aware of the effect of multiple events. It is therefore recommended that a condition that the sound level will not be audible at the boundary of the nearest noise sensitive property.</p> <p>It is recommended that deliveries, bottle emptying etc do not take place between the hours of 21.00 and 08.00 or as to mirror those at adjacent licensed premises.</p> <p>All external doors and windows to remain closed during events except for access and egress.</p> <p>No speakers outside for the intention of providing entertainment to the garden area other than at background level (that at which a conversation can be held without raising the voice) up to 22.00 hours</p>

Details are required of the plant and equipment to be installed externally as to minimise disturbance to neighbours.

It is noted that food production is not to occur on site, but if this changes details of the extraction would be required. It is assumed that any food production for breakfast is (for eg) continental that does not require extraction.

Works to convert the premises to be carried out during standard hours with consideration to minimising nuisance

Comments on amended plans

Environmental Health has no objection in principle to the use of this building as a hotel and event venue. It is appreciated that there is the potential for noise nuisance to neighbours, particularly as mentioned due to bass and low tones and although these aspects can be controlled via licensing conditions, it is worth recording here that there are concerns.

- o The external doors and windows to the venue are to remain closed except for access and egress during entertainment/events as to minimise the potential for nuisance to neighbours - not just when it is 'loud music'. The volume of music etc should be such that it cannot be heard at nuisance level at the nearest noise sensitive property.

- o There is no definite plan for the storage of waste bins and detail is needed as to ensure that the bins are not stored on the narrow path of Bugle St or adjacent to the main road

- o Opening hours are not quoted on the application form, although hours are discussed in the noise report but it is felt that the hours of the neighbouring premises is appropriate. If the hotel were to be used by others than guests at an event they would wish for an early terminal hour - certainly for music/entertainment other than background

- o A noise survey report has been provided which looks at music/event noise. However there will also I understand be plant/equipment including air con, laundry equipment and potentially food prep area ventilation that has not been addressed. Detail is needed of the likely noise levels from this equipment/these activities and in the case where

	<p>there may be more than one event at the premises detail is required of the effect on overall noise levels.</p> <ul style="list-style-type: none"> o Deliveries and servicing of the hotel needs to take consideration of minimising disturbance to neighbours and where possible the deliveries etc need to be after 08.00 hours. Parking is a potential issue as there is no service yard.
SCC Sustainability	<p>Applications which enable the retention of existing buildings are encouraged where feasible. The applicant should seek to minimise resource use during conversion, however no specific sustainability conditions are required.</p>
Cllr Sarah Bogle	<p>I welcome bringing this highly attractive listed building back into use. It is a significant historical asset and landmark for the city.</p> <p>I would be seeking some assurances and conditions if planning approval is likely to be recommended and would recommend this goes to the Planning panel.</p> <p>The building has been out of use for a very long time and needs significant capital investment to be safe and secure.</p> <p>My concerns would be around</p> <ul style="list-style-type: none"> - viability (return on investment - having visited the building the investment needed may need heritage grant funding - not clear whether the revenue will be sufficient or if the operator has previous experience of this type of activity) - access in light of zero parking for deliveries and guests and strengthened transport plan which has some factual inaccuracies in it - waste disposal arrangements - the lack of a functioning kitchen so some assurances around food hygiene/waste handling for delivered catering plus any food and drink for hotel guests - clarity on alternative uses - noise impact (I note there has been a noise impact assessment but this is very close to residents so this will need some careful monitoring) - hours when amplified music can be played (note that this could continue between 2300 and 0700 in the basement area)

	<ul style="list-style-type: none"> - Licensing implications - there will be a bar, so a separate licensing application will I assume be required
<p>City of Southampton Society</p>	<p>We are of course pleased to note that there are proposals to bring this iconic listed building back into use. We are also pleased to note that in recent months the external fabric of the building has been repainted and the whole site is more presentable. Having said that we have some very real concerns about the proposition as it now stands.</p> <p>1) Use of the building - The application is for a wedding venue with 7 hotel guest bedrooms and the new architect's drawings support this. However the new Management Plan (first paragraph) refers to hotel rooms available in the basement. These are not shown in the drawings. Which is correct?</p> <p>2) Parking - No parking is available on site. The management Plan includes a photograph of Mayflower Park with the title "Where visitors can park just outside the venue". Mayflower Park is not a public car park and parking is reserved for those using the park and is only available when the park is open. Furthermore the whole area, the Mayflower Quarter, is subject to a new plan currently being finalised. A proper parking assessment of available spaces in the area is required.</p> <p>3) Noise - This is a major issue for neighbouring residents and needs to be addressed properly. We acknowledge that (live) music in the basement is the best option, soundproofing needs to be assessed for use of music on the ground and first floors (especially as the ground floor has doors opening on to the patio).</p> <p>4) Licensing Hours - we appreciate that this is a matter for the Licensing Committee but from a planning perspective they should be no longer than those for the Dancing Man opposite, including restrictions on outdoor use.</p> <p>5) Deliveries - In view of the width of Bugle Street a suitable plan needs to be drawn up with the council agreeing where vehicles may park. There also needs to be a restriction on only one delivery/collection taking place at any one time</p> <p>6) Rubbish Collection - We note that the bin store is in the basement but are unsure how the bins will be brought up to the ground floor. There must be some control over how long the bins can be left on the narrow Bugle Street pavement both before and after collection.</p>

	<p>7) Listed Building repairs - Any repairs, redecoration and alterations required for the building to be used as a wedding venue must first be approved by the Heritage Officer.</p> <p>8) Viability - Although not a planning matter, we are unsure whether the cost of Heritage approved repairs, renovation and alterations will make this a viable proposition.</p> <p>Only if all the above conditions can be satisfied will we be able to confirm our support for this application.</p>
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6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of both the FUL and LBC applications are outlined below:

- The principle of development; (for application 20/01716/FUL)
- Design and Impact on Heritage Assets (For both applications 20/01716/FUL and 20/01717/LBC)
- Residential amenity; (For 20/01716/FUL)
- Parking highways and transport (For 20/01716/FUL)

6.2 Principle of Development (for application 20/01716/FUL)

6.2.1 This property is a Grade II Listed Building which has been vacant for several years since the University of Southampton Air Squadron moved out. The applicant's submission included a statement from the current owner of the site since 2018, who states that the building has been vacant since 2011 and is in need of renovation. In terms of the principle of reusing and renovating historic buildings, Section 16, paragraph 190 of the NPPF (Conserving and enhancing the historic environment) states that Local Planning Authorities should take into account: 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. Core Strategy policy CS14 (Historic Environment) states that: 'The City Council will safeguard from inappropriate development and, where appropriate, enhance important historical assets and their settings and the character of areas of acknowledged importance including Listed Buildings, Conservation Areas and parks and gardens of special historic interest'. An assessment on whether the proposals are viable uses consistent with their conservation, will be made in the 'Design and Impact on Heritage Assets' below, including consideration of the comments made by the Historic Environment Officer. It is not uncommon for listed buildings to suit hotel use.

6.2.2 The site lies within the City Centre and therefore the City Centre Action Plan (CCAP) policies are relevant for consideration in establishing the principle of development. Policy AP2 (Existing Offices) seeks to prevent the loss of offices from prime office locations and some intermediate areas. The site is

not located within a prime or intermediate office location. For these areas the policy states:

'Outside the prime and intermediate areas a loss of offices will be supported provided that where appropriate a mix of uses are secured to meet employment or community needs.'

In this instance, where the site has been vacant for a number of years, the loss of the office use is not considered to be unacceptable. Whilst the proposals provide only limited direct employment uses, they facilitate a commercial use of the building, with minimal intrusive internal and external works. The site is also located in very close proximity to the registry office and, therefore, its use as a wedding venue and bringing of the building back into a mixed commercial use is considered to be an appropriate use in principle, provided that the associated impacts of the development in terms of residential amenity and parking are appropriately considered and mitigated.

- 6.2.3 The proposals would facilitate a new night time economy use through its use as an event space and wedding venue. Policy AP8 (The Night time economy) of the CCAP states that:

'The Council will use its planning and licensing functions to promote a night time economy with a range of activities that contribute to a vibrant city centre whilst minimising potential disturbance to nearby residential areas. New uses with extended opening hours (beyond 23.00 hours) will therefore be directed to designated evening zones and late night hubs.'

The policy goes on to state that proposals outside the designated late night hubs and evening zones: *'...will only be permitted where they would not cause late night noise and disturbance to residents.'*

The site is located outside of a designated evening zone, albeit opposite the Mayflower Pier, which is designated. The proposals state that they seek live music until 12am, especially for wedding functions. The acceptability of this proposal in terms of compliance with Policy AP8 therefore requires an assessment on the impact of noise and disturbance to neighbouring properties, which will be considered in more detail below. In addition, if the application is recommended favourably, it would be required to contribute towards Late Night Community Safety Facilities as a late night venue through the s.106 legal agreement.

- 6.2.4 The proposals specifically include the provision of hotel and guest accommodation related to the event use. The City Centre Action Plan encourages the hotel use in the City Centre as it brings tourism and jobs to the city. In addition Policy AP 29 (Royal Pier Waterfront) encourages the provision of hotel uses within the Mayflower Quarter, within which the application site is located. Notwithstanding that hotel uses are acceptable in principle, the application has made it clear within their submission that the associated hotel/guest accommodation forms part of the single hire of the

whole building. The application has also been consulted and advertised on this basis also. Therefore whilst the hotel element is acceptable in principle in its own right, the overall impact of proposed mixed use on heritage assets, residential amenity and highway safety will be considered together.

6.3 Design and Impact on Heritage Assets

(For both applications 20/01716/FUL and 20/01717/LBC)

Impact on the host Listed Building

6.3.1 The statutory tests for the proposal, as set out in sections 16 (Listed Buildings), 66 (Listed Buildings) of the Planning (Listed Building and Conservation Areas) Act 1990, are: whether the proposal would preserve the building, its setting or, any features of special architectural or historic interest (Listed Buildings). The NPPF requires the proposal to be assessed in terms of the impact on the significance of the building having regard to:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and;
- The desirability of new development making a positive contribution to local character and distinctiveness.

In accordance with para 194 of the NPPF, an assessment of the significance of the building is set out in the submitted Heritage Statement. The development proposes no significant external changes to the building. The conversion to a mixed use venue space is facilitated by a number of internal repair works, most of which have already been carried out and have been inspected by the Council's Historic Environment Officer. The works carried out are acceptable alterations by the Historic Environment Officer as they mainly restore the historic features of the building. Whilst the proposals open up parts of the building to create a greater flow and circulation around the events spaces, the Historic Environment Officer, has concluded that: 'the level of intervention would be considered to have a minimal impact on the historic fabric or character of the host building and would not adversely harm its special architectural and historic interest.' On this basis no objection has been raised to the conversion of the listed building for the proposed uses, subject to receiving further detail on external lighting and ensuring the internal repairs are carried out in accordance with the submitted schedule. The scheme did originally including air conditioning units, however the applicant has stated that these will no longer be installed.

6.3.2 The views of the Historic Environment Officer are agreed and it is considered that the proposals are sensitive uses for this heritage asset and would not harmfully detract from the character of the building. On this basis, in accordance with sections 16, 66 of the Planning (Listed Building and Conservation Areas) Act 1990, it is considered that the proposals would preserve the character of the building and the appearance of the Listed Building.

Impact on the character and appearance of the area and surrounding heritage assets

6.3.3 The surrounding area contains a mix of commercial and residential use. The site is located within the Old Town (West) Conservation Area and adjacent to Town Quay which is designated as a night time zone. There are a number of existing pubs and restaurants within Bugle Street (including the Dancing Man at the Wool House next door) and along Town Quay. As such, the proposed mixed use development will not be out of character with the surrounding area and a balanced mix of commercial and residential uses will remain. In addition the proposed use of the building and the lack of any significant external changes to the building will not adversely impact on the setting of the Old Town (West) Conservation Area, or the setting of the neighbour Grade I Listed Building, the Wool House. The Archaeological Officer requests conditions to secure a written scheme of investigation for archaeological deposits, however as this application relates to the conversion of the existing building and would not involve ground disturbance, it is not considered that these conditions can be justified through the scale and nature of development proposed. As such the proposals would not be contrary to Section 66 or 72 of the Planning (Listed Building and Conservation Area) Act 1990 or policies HE1 and HE3 of the Local Plan and policy CS14 of the Core Strategy.

6.4 Residential amenity
(for application 20/01716/FUL)

6.4.1 The proposed use results in a noise generating use, namely as a wedding venue and event space, with associated residential accommodation. The applicant has reiterated that the building would be hired as a whole for a single private event, with the residential rooms included and there would not be different events occurring at the same time or separate hotel function. As the application has been advertised on this specific basis, it would be appropriate to impose a condition requiring that the hotel/guest accommodation cannot be sub-let to any other persons except those associated with the event taking place. The condition could be amended in the future should circumstances change, but this would require a fresh planning application and further public consultation. Third parties have raised a number of concerns regarding the noise and disturbance generated from the new use, including its late night use, inadequacy of the noise mitigation measures and servicing arrangements.

6.4.2 In their submission, the applicant places emphasis on the historic use of the building as 'a social club' (first as a yacht club and then for the University Air Squadron). Whilst it is understood the building was mainly used as offices, the existing premises does contain a bar in the basement and event rooms on the ground and first floor. The applicant claims that these societies have held late night events, albeit this has not been substantiated with any evidence. The proposed scheme would continue to use the large rooms at the front of the building as event spaces, including a bar and dance space in the basement, for private events. Third parties have referred to the Bugle's

website as advertising the available use of the premises as 'nightclub' and 'opening til 3am', however the applicant has clarified that it would be not be a separate 'nightclub' for public use. Furthermore conditions can be imposed to ensure that the venue is not open until 3am.

- 6.4.3 The applicant has submitted a noise assessment to support the application. The report has concluded that the greatest risk of noise and disturbance from the building would be generated from live/amplified sound, during the night time periods of 23:00 – 07:00. In order to minimise noise and disturbance impacts, the noise report proposes to limit live/amplified music within the upper floor event spaces to 23:00 hours, after which time events should only continue within the basement event spaces. The noise report also recommends that only in house sounds systems are used (no third party amplification equipment is permitted) and provided with limiters, as well as an enhanced external door set for the basement.
- 6.4.4 Environmental Health Officer's (EHO) have raised no objection to the use of this building as a hotel and event venue, and the submitted noise report and their recommendations. In addition, the EHO recommends that the external doors and windows to the venue are to remain closed except for access and egress during entertainment/events. On the basis that the building would be hired as a whole building, they also recommend the hours of use a brought in line with the neighbouring premises (Dancing Man), which was granted planning permission in 2014 with permitted hours of opening Monday to Sunday 12:00 – Midnight. Furthermore details for the storage of bins are required and deliveries and servicing of the hotel needs to take place after 08.00 hours in order to minimise disturbance to neighbours.
- 6.4.5 The views and additional requirements suggested by the EHO are agreed and considered to be necessary to mitigate noise and disturbance impacts from the development. The level of noise and disturbance from the proposed use will largely be contained by the use of the building for one event at a time, as opposed to multiple events. In terms of hours of use, whilst the site lies outside of a designated evening zone and therefore limited by the Policy until 11pm, the neighbouring premises at the Dancing Man has express planning consent to open until Midnight (14/00122/FUL) as a bar and restaurant. In the interests of fairness and consistency, as well as following the recommendations of the EHO, it is reasonable to limit the opening hours of the premises for events to the same hours (except for allowing overnight accommodation), including the use of the basement for late night events until 12am for all guests including guests. In addition, it is considered necessary to further limit the use of the premises in line with the noise mitigation included in the noise report, which recommends limitation of live music events to 11pm, the use of in house sound limiters and the enhancement of the basement soundproofing. Furthermore a restriction on the use of outdoor seating and no outside audible sound after 11pm will also be imposed to further limit noise and disturbance to residential properties. With regards to additional noise from equipment, the application has confirmed that the basement kitchen is existing and will not require new extract ventilation. Air conditioning is no longer going to be installed on the building. In addition a

management plan will be secured through a condition to include details of servicing arrangements, function hire/schedule and a point of contact for any noise and disturbance complaints (Servicing arrangements will be considered below). It is considered that compliance with these conditions would ensure that noise and disturbance to neighbouring properties would be limited and would not adversely affect neighbour amenity thereby satisfying saved Local Plan Review Policy SDP1(i).

6.4.6 Whilst the majority of third party concerns relate to the late night use of the premises, concerns have also been raised by the adjoining residential neighbours at Solent House and 1 Bugle Street regarding the relationship between adjoining habitable rooms. A review of the floor plans of these neighbouring properties has been carried out to assess whether any additional soundproofing would be required. Solent House is located to the west of the application site whereby an alleyway physically separates the front part of 1A Bugle Street and this property. However the rear part of the application site physically attaches to Solent House. The event spaces are likely to present the greatest risk of noise and disturbance from sound and vibrations given their size and potential capacity. These spaces are primarily located to the front part of the application site and, therefore, would not be physically adjoining any sensitive neighbouring rooms. The bedrooms for Solent House are located towards the rear of the application and would be located next to the proposed stairwell, WC and lobby areas for the proposed development. These relationships, coupled with the aforementioned hours of use and noise mitigation conditions, would ensure that noise impacts to neighbouring rooms at Solent House would be not be significant and would be largely contained within the application building.

6.4.7 No. 1 Bugle Street is a three storey terraced property located to the immediate north of the application site. The property attaches to the rear part of the application. On the ground floor of No.1 is a sitting and dining room, however the party wall would be shared with the infrequently used 'staff room and lobby area' of the ground floor of the proposed use, which would not result in harmful disturbance. The first floor contains a bedroom and bathroom, which would share a wall with the small function room at first floor. Whilst this relationship could potentially be a source of noise, this function room is secondary to the main function room at first floor located at the front of the building (connected to a bar area). When considering the size of the room and limitation of the live music events to 11pm and overall use until 12am, it's not considered that this relationship would be harmful to residential amenity. However, as soundproofing enhancements are recommended in the basement, it would also be prudent to secure soundproofing enhancement of this function room at first floor. The second floor contains another bedroom which would sit next to bedroom 6 in the application building. This relationship is considered compatible as two residential uses and nullify adverse noise and disturbance impacts. Furthermore regard needs to be had to existing background noise levels from road traffic, Red Funnel traffic and associated commercial activity within Town Quay and the surrounding area. The site is located within the city centre where commercial and residential uses co-exist. On the basis of this review into the

relationships between adjoining habitable rooms, it is not considered that the layout of the proposed use would result in adverse impact to the immediate neighbouring properties.

6.5 Parking, highways and transport
(for application 20/01716/FUL)

6.5.1 The site is located within a high accessibility location and car free development is acceptable within the city centre due to good access by foot and public transport. Given the City Centre location there is public car parking provision in the area such as Mayflower Park, Gloucester Square, Eastgate multi-story car parks, and Pay & Display on-street for limited waiting as such parking impact is not considered significant or inappropriate. The Highway Officer notes that secure cycle storage is also required for staff and overnight visitors and not provided (1 space per 10 staff). Notwithstanding the use would not generate direct employment of staff, secure cycle parking would need to be accommodated within the site. The internal space could house bikes in the lobby or staff room at ground floor or basement, however both these solutions do not appear to be functionable. Alternatively cycle provision could be made within the front terrace, however the erection of a cycle shed to the front would detract from the character and appearance of the Listed Building, therefore this is not considered to be sensitive solution. The Highway Officer refers to short term cycle parking outside the Dancing Man and therefore whilst this would not be an ideal or secure solution, it would offer an alternative to the need to provide on-site cycle parking for temporary visitors.

6.5.2 The narrow width of Bugle Street has been a concern around highway safety and residential amenity for vehicle loading and unloading close to the junction with Town Quay. The Council has adjusted the parking and loading restrictions on Bugle Street to safely accommodate servicing. This removed 2 Pay & Display spaces, implemented No Waiting at Any Time, and extended the No Loading at Any Time restriction 20m further north on Bugle Street. This allows servicing to take place for this site and others in a safer location with better forward visibility. It is on this basis the Highway Officer concludes that servicing concerns relating to highway safety have been addressed. With regards to refuse storage, the proposed plans indicate that the bin store will be located in the basement, as well as the laundry store. Except for the basement fire escape, access to the bins and laundry would be through the main part of the building and exit on to Bugle Street. In response to specific comments on bin storage, the applicant has stated that a bin storage area could be provided in the front forecourt, allowing temporary storage collection off Bugle Street to avoid blocking the pavement. Furthermore, laundry from events will be taken off-site. In principle this approach is acceptable, however these details will be secured through a suitably worded planning condition securing a Servicing and Operational Management Plan. A condition will also be imposed to ensure deliveries will not take place before 8am. Subject to compliance with these conditions, the proposals would address servicing and highway safety concerns.

7. Summary

7.1 Application 20/01716/FUL – The Use

The proposed mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms would provide an appropriate use for this Grade II listed building and will not adversely harm the character and appearance of the building. No objection has been raised by the Historic Environment, Environment Health and Local Highways Officers, and their recommended conditions have been attached to this decision. In particular conditions control the hours of use, noise and servicing impact in the interests of neighbouring residential amenities and highway safety have been imposed to ensure the proposed use would not be harmful to its surroundings. As such the proposals would not be contrary to Section 16, 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990, policies HE1 and HE3, SDP1 and SDP7 of the Local Plan and policies CS13 of CS14 of the Core Strategy and Policies AP2 and AP8 of the City Centre Action Plan.

Application 20/01717/LBC – The listed building works

The proposed mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms would provide an appropriate use for this Grade II listed building and will not adversely harm the character and appearance of the building. No objection has been raised by the Historic Environment Officer to either the change of use or the physical changes to facilitate the use, and their recommended conditions have been attached to this decision. As such the proposals would not be contrary to Section 16 and 66 of the Planning (Listed Building and Conservation Area) Act 1990, policies HE3 of the Local Plan and policy CS14 of the Core Strategy.

8. Conclusion

- 8.1 It is recommended that planning permission be granted for 20/01716/FUL subject to a Section 106 agreement and conditions set out below. The proposed delegation can secure this.

The works proposed to the listed building are acceptable and application 20/01717/LBC can be conditionally approved.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

Case Officer **Rob Sims** PROW Panel 25/01/2022

PLANNING CONDITIONS for 20/01716/FUL

01. Full Permission Timing Condition - Change of use

The use hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990(as amended).

02. Hours of Use – Events Venue

The premises shall only be used as a mixed use event space and wedding venue (sui generis) and associated 7 no. hotel guest bedrooms (use class C1) and for no other purposes without the prior written consent of the Local Planning Authority.

The event space hereby permitted shall not operate (meaning that customers shall not be present on the premises, except for those residing in the overnight accommodation) outside the following hours:

Monday to Sunday 11:00am to midnight

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

03. Hotel / Guest use restriction

The hotel / guest accommodation hereby permitted shall be restricted to use as ancillary accommodation to the single wedding / function taking place in other parts of the building, and the rooms shall not be separately let to customers that are not associated with the event/function taking place.

Reason: Whilst hotel accommodation in the City Centre location is acceptable in principle, the application proposes single hire / events at any one time and the application has been advertised and assessed on this basis. This condition would ensure the rooms cannot be sub let without further consideration to the residential amenity impacts of such a change.

04. Servicing and Operational Management Plan

Prior to the commencement of the use hereby approved a servicing and operational management plan, including details of storage/ collection and management of refuse servicing and deliveries, cleaning and laundry collection, terms of function hire and a point of contact for noise complaints, shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in full accordance with the approved servicing management plan.

Reason: To protect the amenities of the occupiers of existing nearby residential properties and in the interests of highway safety.

05. Deliveries, servicing, and glass disposal.

No deliveries, servicing or external glass bottle disposal shall take place between the hours of 21:00pm and 08:00am.

Reason: To protect the amenities of the occupiers of existing nearby residential properties and in the interests of highway safety.

06. Noise mitigation

The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigation measures detailed in the recommendations section of the submitted Noise Impact Assessment; produced by 24 Acoustics, Technical Report: R8887-1 Rev 1, dated 19th January 2021, including soundproofing of the basement and first floor function room, the provision of in house sound systems with limiters and the other recommendations contained in Section 5 of the report.

Reason: To protect the amenities of the occupiers of existing nearby residential properties

07. Control of Amplified Equipment

No live/amplified music within the ground and upper floor event spaces shall be operate between the night time period of 23:00-07:00 hours.

At no time shall external sound amplifying equipment or acoustic instruments be used or installed which would generate noise audible from the boundary of the nearest residential property to the building to which the consent hereby granted relates unless otherwise agreed in writing with local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby residential properties.

08. External Lighting torches

No works shall commence on installing the external lighting torches on the front elevation until full product details and all associated affixing mechanisms have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Listed Building.

09. Outdoor seating and external doors and windows

Use of the outdoor seating areas shall cease after 11:00pm (23:00) and all external doors and windows to the premises shall be kept shut from 11:00pm (23:00) onwards, except for access and egress to the premises.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

10. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

PLANNING CONDITIONS for 20/01717/LBC

01. Listed Building Commencement Period Condition

The Listed Building consent hereby permitted shall begin no later than three years from the date on which this consent is granted.

Reason: To conform to the requirements of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. External Lighting torches

No works shall commence on installing the external lighting torches on the front elevation until full product details and all associated affixing mechanisms have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the Listed Building.

03. Repair works

All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing to match the existing in all respects unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. Development shall proceed in accordance with the agreed details.

Reason: In the interests of preserving the character and appearance of the Listed Building.

04. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

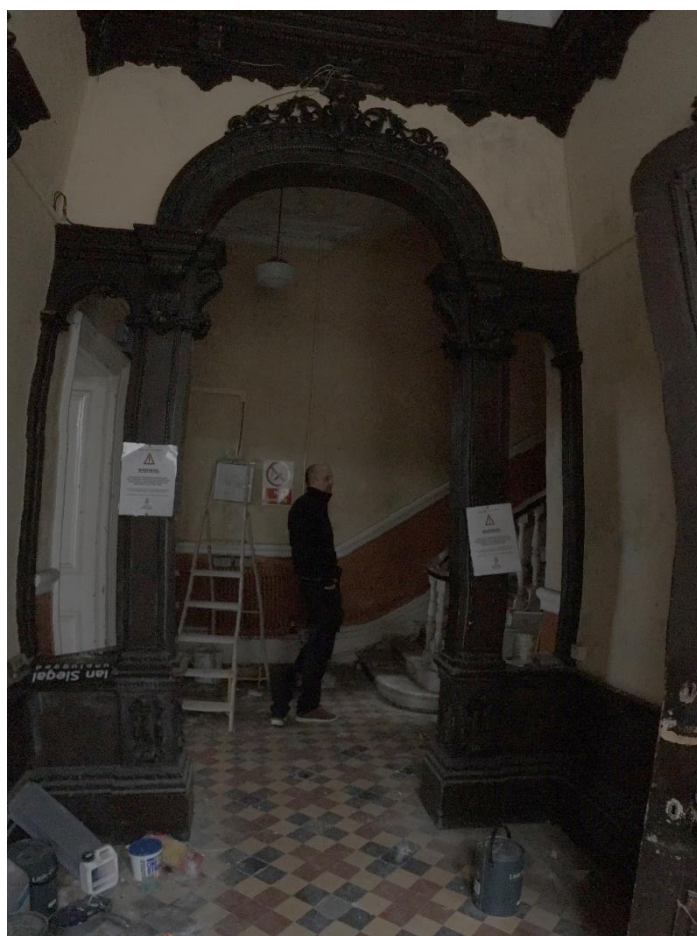
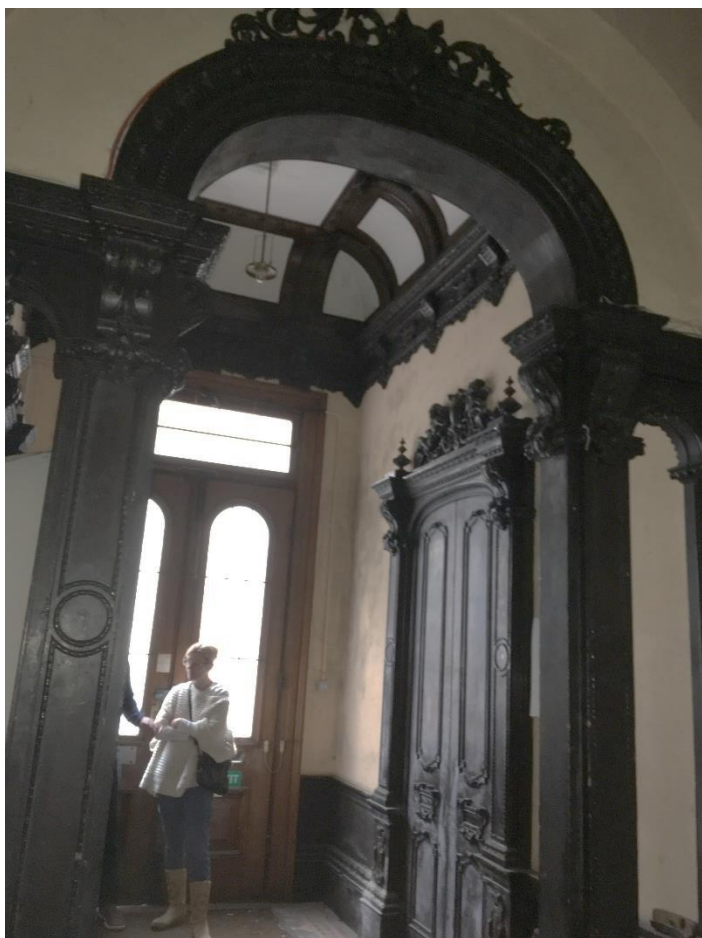
Reason: For the avoidance of doubt and in the interests of proper planning.

1a Bugle Street - Schedule of Works

Room name: Lobby/Entrance Room	
Existing condition	
Ceiling	Peeling paint, wallpaper and some damp/water damage, general damage and holes in plaster. Some damage to mouldings.
Walls	Peeling paint, wallpaper and some damp/water damage, general damage and holes in plaster. Dust and dirt present and general wear.
Floor	Tiles, worn condition, dust, dirt, cracking and damage throughout.
Windows	Windows only present in door and above door. Dusty and dirty but general good condition.
Doors	Dusty and dirty but general good condition. Some age-related damage, wear and tear.
Joinery	Ornate stained wood. Dirt, dust and scattered damage throughout. Age and use related general deterioration and damage of finishing.
Fittings	Used but good usable condition. Dust and dirt present.
Renovations and alterations	
Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Painting surfaces
Floor	Cleaning of surface and repair of cracks/missing tiles, replacement of tiles
Windows	Cleaning, restoration and polish of surface and metal fittings/bars.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings/bars.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.

Photos on next page

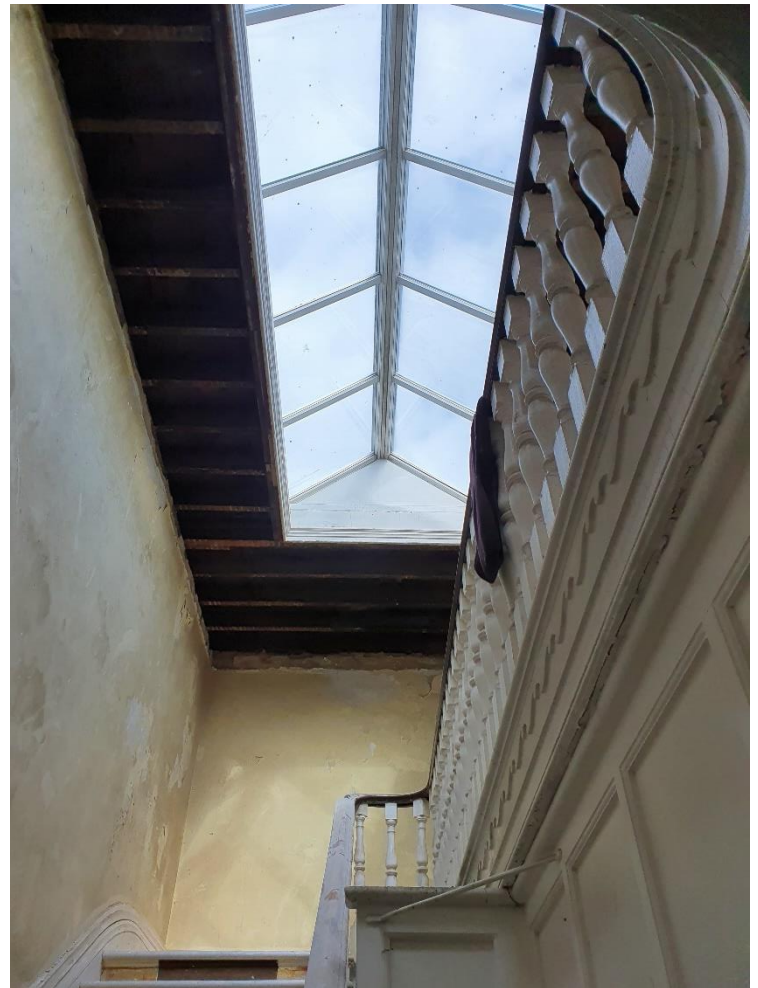
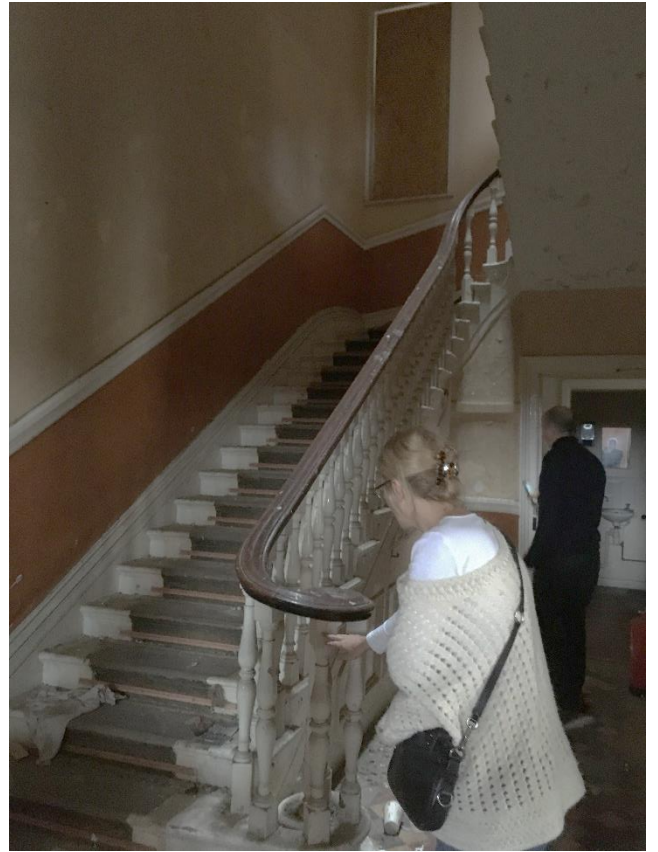
Lobby/Entrance Room



Room name: Stairwell area	
Existing condition	
Ceiling	Severe flaking of finish and damp, general deterioration of ceiling paint and plaster. Rafters and beams in upper skylight roof area. Aged and worn.
Walls	Severe flaking of finish and damp, general deterioration of paint and plaster
Floor	Tiles, worn condition, dust, severe dirt and debris, cracking and damage throughout. No carpeting on stairs
Windows	Ceiling lights. Dirty and dusty but in otherwise good condition
Doors	Dusty and dirty but general good condition. Some age-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. No carpeting on stairs. Some loose stair spindles and damage to handrails.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.
Renovations and alterations	
Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Eg Lift timber boards, install mineral wool insulation between joists, re-lay original boards
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.

Photos on next page

Stairwell area



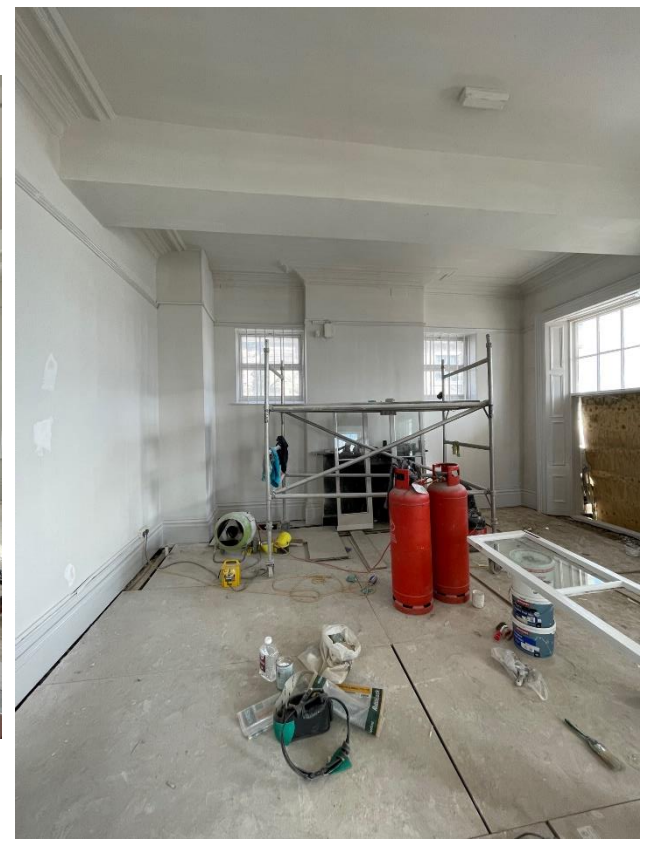
Room name: Main hall

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	Peeling paint, wallpaper and some damp/water damage, general damage and holes in plaster. Dust and dirt present and general wear.
Floor	Bare wooden plywood panels, very aged and worn condition, dirty. Some panel sections missing. Some age related warping and deformation.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage. Windows mostly boarded up with wood.
Doors	Dusty and dirty but general good condition. Some age-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Replacement of old panels with new panels, install mineral wool insulation between joists where necessary.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Storage Room

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	General age related deterioration, damp damage and severe peeling of paint finish. Dirt.
Floor	Tiles, worn condition, dust, dirt, cracking and damage throughout.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair of cracks/missing tiles, replacement of tiles
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.

Storage Room



Room name: Ground WC

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	General age related deterioration, damp damage and severe peeling of paint finish. Dirt.
Floor	Painted cement floor in worn condition, dust, dirt, cracking and damage throughout.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair of cracks/missing tiles, replacement of tiles
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.

Ground WC



Room name: Small First Floor/Stairwell area toilet

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	General age related deterioration, damp damage and severe peeling of paint finish. Dirt.
Floor	Painted cement floor in worn condition, dust, dirt, cracking and damage throughout.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Severe dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair of cracks/missing tiles, replacement of tiles
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



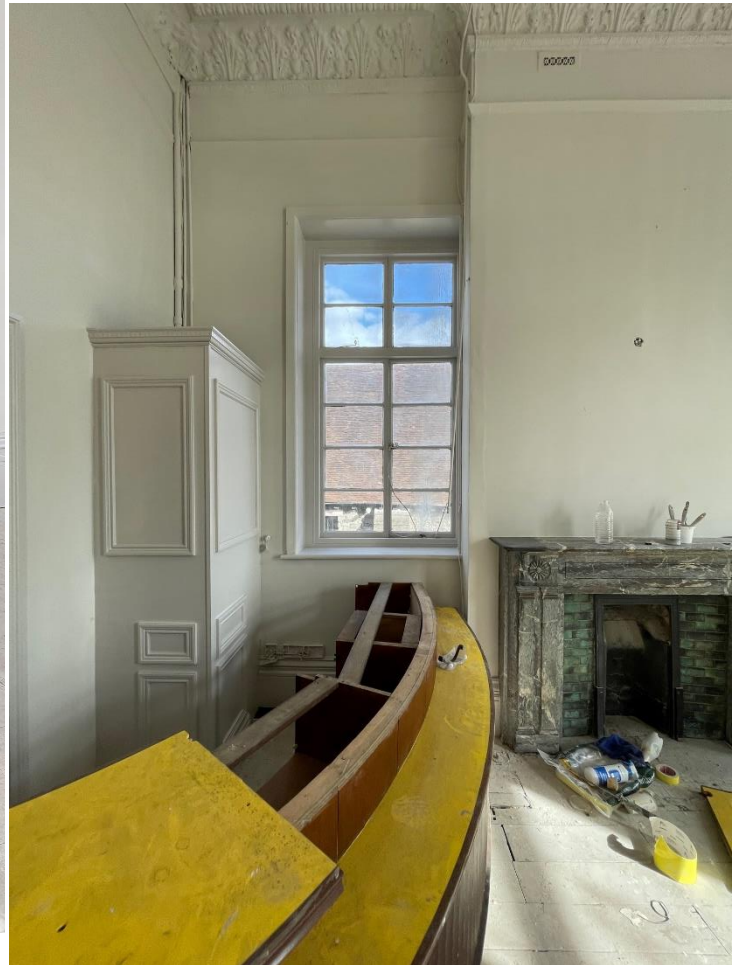
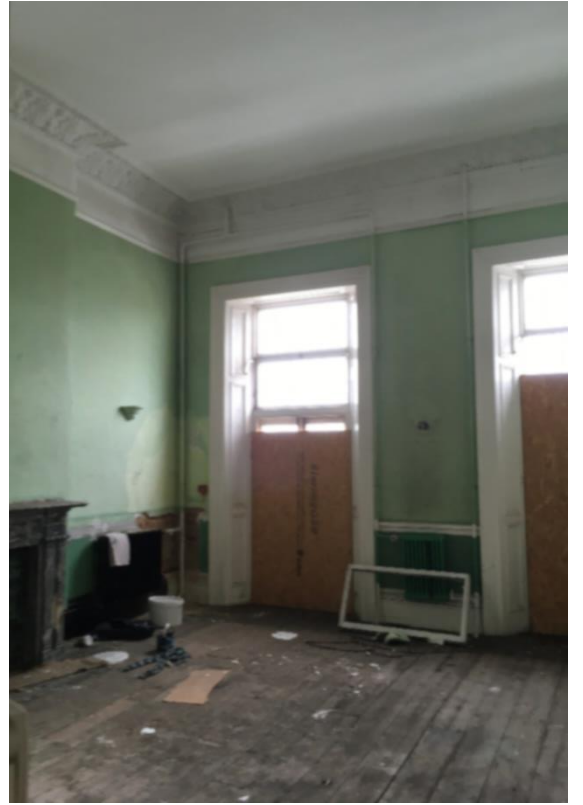
Room name: First Floor Hall Lounge Bar Room

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	Peeling paint, wallpaper and some damp/water damage, general damage and holes in plaster. Dust and dirt present and general wear.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty. Some panel sections missing. Some age related warping and deformation.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage. Windows mostly boarded up with wood.
Doors	Dusty and dirty but general good condition. Some age-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Replacement of old floorboards with new ones, install mineral wool insulation between joists where necessary.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Event Room (adjacent to First Floor Hall Lounge Bar Room)	
Existing condition	
Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	Peeling paint, wallpaper and some damp/water damage, general damage and holes in plaster. Dust and dirt present and general wear.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty. Some panel sections missing. Some age related warping and deformation.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage. Windows mostly boarded up with wood.
Doors	Dusty and dirty but general good condition. Some age-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.
Renovations and alterations	
Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Replacement of old floorboards with new ones, install mineral wool insulation between joists where necessary.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: First Floor Lobby Stairwell Area

Existing condition

Ceiling	Severe flaking of finish and damp, general deterioration of ceiling paint and plaster. Rafters and beams in upper skylight roof area. Aged, worn, deteriorated and missing timber in areas.
Walls	Severe flaking of finish and damp, general deterioration of paint and plaster
Floor	Tiles, worn condition, dust, severe dirt and debris, cracking and damage throughout. No carpeting on stairs
Windows	Ceiling lights and one window. Dirty and dusty, with some damage.
Doors	Dusty and dirty but general good condition. Some age-related and use-related damage, wear and tear.
Joinery	Worn condition, dust, dirt, cracking and damage throughout. No carpeting on stairs. Some loose stair spindles and damage to handrails.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Eg Lift timber boards, install mineral wool insulation between joists, re-lay original boards
Windows	Cleaning of dirt and debris and restoration of cosmetic faults. Repair of broken areas.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: First Floor South Eastern Side Road Facing Small Room

Existing condition

Ceiling	General age related deterioration and peeling of paint finish. Dirt.
Walls	General age related deterioration, damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: First Floor Centre Eastern Side Road Facing Medium Room

Existing condition

Ceiling	General age related deterioration, areas of severe damp damage and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Second Floor South Eastern Corner Bedroom

Existing condition

Ceiling	General age related deterioration, areas of severe damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Second Floor Southern Side Hallway

Existing condition

Ceiling	General age related deterioration, areas of severe damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Mouldings and skirting boards. Worn condition, dust, dirt, cracking and minor age and use-related damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Second Floor South Eastern Centre Double Window Bedroom

Existing condition

Ceiling	General age related deterioration, areas of severe damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Second Floor South Eastern Centre Single Window Bedroom

Existing condition

Ceiling	General age related deterioration, areas of severe damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Second Floor South Western Bedroom

Existing condition

Ceiling	General age related deterioration, areas of severe damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe damp damage and some peeling of paint finish. Dirt.
Floor	Bare wooden timber floorboards, very aged and worn condition, dirty.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: ROOF

Existing condition

Ceiling	Worn and aged but good condition. Moss growth and dirt present.
Walls	Not applicable
Floor	Not applicable
Windows	Single section of skylights, some dirt and moss but good condition.
Doors	Not applicable
Joinery	Not applicable
Fittings	Guttering good condition. Chimney cosmetically aged but good condition.

Renovations and alterations

Ceiling	Cleaning where possible
Walls	Not applicable
Floor	Not applicable
Windows	Cleaning where possible
Doors	Not applicable
Joinery	Not applicable
Fittings	Cleaning where possible and needed



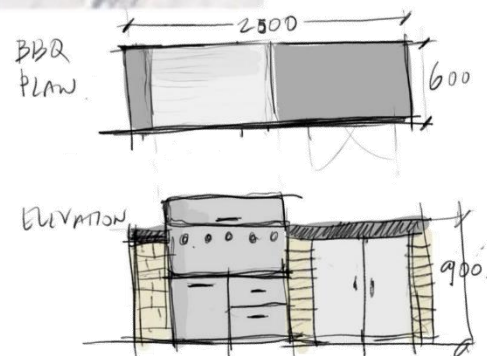
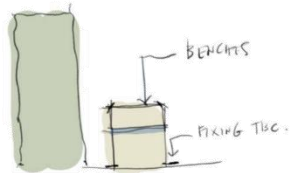
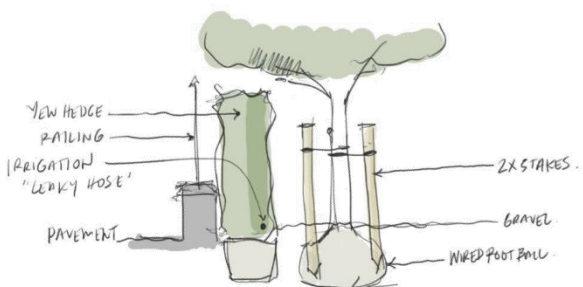
Room name: Garden. No excavation required.

Existing condition

Ceiling	Not applicable
Walls	Pillar columns and white painted walls otherwise.
Floor	Gravel and cement/concrete tiles. In a neglected state with weeds
Windows	Not applicable
Doors	Some age and damp-related damage, deteriorated paint finish, dirt and debris.
Joinery	Some age and damp-related damage, deteriorated paint finish, dirt and debris.
Fittings	Some age and damp-related damage, deteriorated paint finish, dirt and debris.

Renovations and alterations

Ceiling	Not applicable
Walls	Eg Clean down pillars and wall surfaces and re-paint
Floor	Clean tiled areas, adding trees and bushes for cosmetic improvement. Removing weeds and any debris.
Windows	Not applicable
Doors	Cleaning, repairing and repainting.
Joinery	Cleaning, repairing and repainting.
Fittings	Cleaning, repairing and repainting.



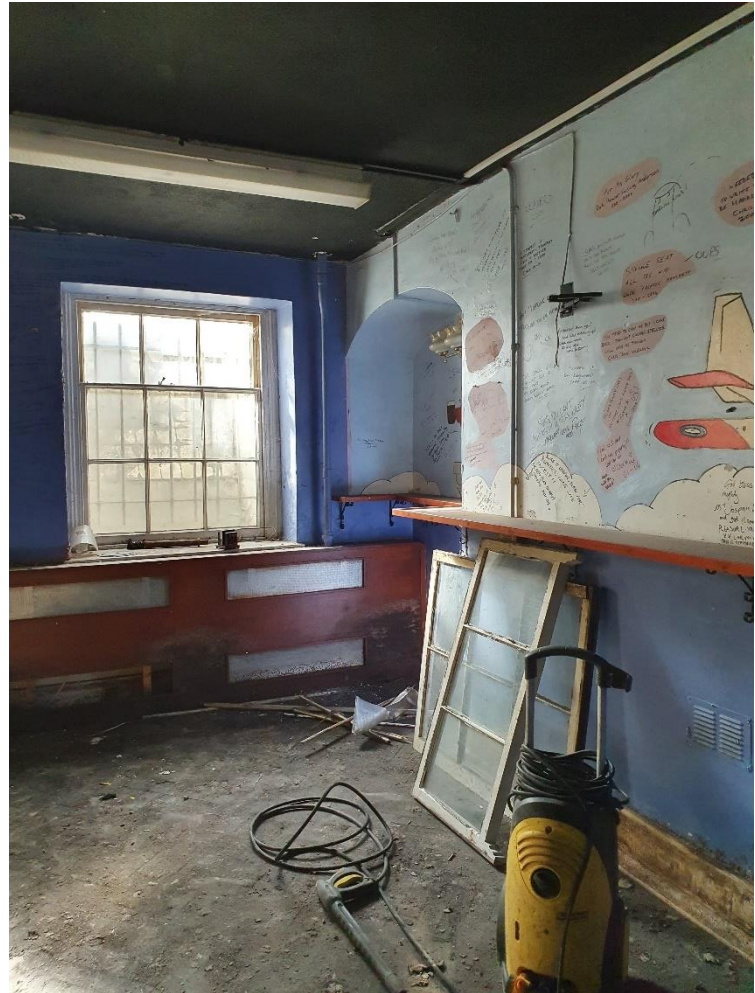
Room name: Basement Area

Existing condition

Ceiling	General age related deterioration, areas of severe water damage and damp/age-related damage to plasterboard and peeling of paint finish. Dirt.
Walls	General age related deterioration, areas of severe water damage, damp damage and extensive peeling and deterioration of paint finish. Dirt.
Floor	Bare wooden timber floorboards and cement, very dirty, aged and worn condition. Extensive damage to wooden floorboards and some missing.
Windows	Dirty and dusty but overall good condition. Wooden window frames in dirty worn condition with some damage and age/damp related deterioration of paint.
Doors	Dusty and dirty, with some paint damage but usable condition. Age and damp-related and use-related damage, wear and tear.
Joinery	Extensive mouldings, dado rail and skirting boards. Worn condition, dust, dirt, cracking and damage throughout. Flaking and peeling of paint in some areas.
Fittings	Worn in appearance but good usable condition. Dust and dirt present.

Renovations and alterations

Ceiling	Drying and general anti-damp measures. Repair and restoration of unsound surfaces. Repair of unsound surfaces, peeled and cracked paint and around damaged areas. Cleaning of surfaces, replacement and repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Walls	Leak/blocked drain which led to water damage fixed. Drying and general anti-damp measures. Repair and restoration of unsound surfaces, peeled and cracked paint and damaged areas. Cleaning of surfaces, repairing damage and holes with lath and plaster and skim coat. Final new painting coat.
Floor	Leak/blocked drain which led to water damage fixed. Cleaning of surface and repair, restoration of any damaged areas. New flooring placed on top.
Windows	Cleaning of dirt and debris and restoration of cosmetic faults.
Doors	Cleaning, repair, restoration and polish of surface and metal fittings.
Joinery	Cleaning, restoration, repair and painting of surfaces.
Fittings	Cleaning, restoration and polish of surface and metal fittings where needed.



Room name: Outside walls

Existing condition

Ceiling	Not applicable
Walls	Plastered and painted walls
Floor	Not applicable
Windows	Not applicable/referred to in previous pages
Doors	Not applicable/referred to in previous pages
Joinery	Extensive mouldings throughout. Some damage such as chips and cracks and age relate deterioration of painted finishes.
Fittings	Not applicable

Renovations and alterations

Ceiling	Not applicable
Walls	Eg Clean down wall surface and paint
Floor	Not applicable
Windows	Not applicable/referred to in previous pages
Doors	Not applicable/referred to in previous pages
Joinery	Cleaning, repairing and repainting unsound and affected areas. The same colour for painting will be used for maintaining historical integrity and continuity.
Fittings	Not applicable



POLICY CONTEXT

SDP1 (New Development)
SDP6 (Urban Design Principles)
SDP7 (Context)
SDP9 (Scale, Massing and Appearance)
HE1 (New Development in a Conservation Area)
HE3 (Listed Buildings)
HE6 (Archaeological Remains)

Local Development Framework Core Strategy Development Plan Document (January 2010)

CS1 (City Centre Approach)
CS4 (Housing Delivery)
CS5 (Housing Density)
CS13 (Fundamentals of Design)
CS14 (Historic Environment)
CS19 (Car and Cycle Parking)
CS25 (The delivery of infrastructure and developer contributions)

City Centre Action Plan - March 2015

AP 2	Existing offices
AP 8	The Night time economy
AP 16	Design
AP 18	Transport and movement
AP 23	Royal Pier Waterfront

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2021)
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)
Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Old Town West Conservation Area Appraisal

Relevant Planning History

Case Ref	Proposal	Decision	Date
960142/EL	NEW FIRE ESCAPE DOOR AND LANDING AT GROUND FLOOR LEVEL AND TWO INTERNAL FIRE DOORS	Conditionally Approved	24.04.1996
960245/E	NEW FIRE ESCAPE DOOR AND LANDING AT GROUND FLOOR LEVEL FRONT ELEVATION	Conditionally Approved	24.04.1996
971278/E	INTERNAL ALTERATIONS, REPLACEMENT OF ROOFLIGHT AND FIRE EXIT DOORS	Conditionally Approved	05.03.1998
14/01888/FUL	Conversion of existing office building into 7 flats (1x3-bed, 4x2-bed, 2x1-bed) with associated cycle/refuse storage (submitted in conjunction with 14/01889/LBC)	Conditionally Approved	03.03.2017
14/01889/LBC	Listed Building Consent sought for conversion of existing office building into 7 flats. Internal and external alterations including replacement windows/doors and steps (submitted in conjunction with 14/01888/FUL).	Conditionally Approved	18.03.2015



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

Knight Architectural Design - FAO Mr Ian Knight
The Gatehouse
Admirals Wood
7 Coldeast Way
Southampton SO31 7AT

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - CONDITIONAL APPROVAL

Proposal: Change of use from Museum (Use Class D1) to Public House and Restaurant (Use Class A3/A4) with no external alterations (submitted in conjunction with 14/00123/LBC).

Site Address: The Wool House Town Quay Southampton SO14 2AR

Application No: 14/00122/FUL

Subject to the following conditions.

01.APPROVAL CONDITION - Full Permission Timing Condition - Change of use
The use hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:
To comply with Section 91 of the Town and Country Planning Act 1990(as amended).

02.APPROVAL CONDITION - Hours of Use - food/drink establishments [Performance Condition]

The food and drink use hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation, sale or delivery of food or drink for consumption on or off the premises) outside the following hours:

Monday to Sunday 12:00 hours to midnight

Reason:
To protect the amenities of the occupiers of existing nearby residential properties.

03.APPROVAL CONDITION - Extract Ventilation - control of noise, fumes and odour [Pre-Commencement Condition]

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment, to include the compressor located externally, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details and findings.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

04.APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

05.APPROVAL CONDITION - S106 to secure Traffic Regulation Order (Pre-commencement condition)

No development shall commence until the applicant has entered into a S106 legal agreement with the Council to secure a Traffic Regulation Order to allow the conversion of 2 on-street parking spaces within Bugle Street to be converted into a designated loading and unloading area during daytime hours. The spaces shall be reverted back to car parking during the evening with details to be agreed as part of the S106 negotiations.

REASON: In the interests of highway safety

06.APPROVAL CONDITION ' Sustainable measures in a listed building [Pre-Occupation Condition]

Prior to the first occupation of the development hereby granted consent, the applicant shall provide to the Local Planning Authority for approval in writing a report demonstrating that sustainable design measures have been maximised and implemented (where agreed appropriate with the historic environment team)

REASON: To ensure the development minimises overall demand for resources and is compliant with the City of Southampton Core Strategy Development Plan Document (January 2010) policy CS20 and the City of Southampton Local Plan (March 2006) policies SDP13 and SDP6.

07.APPROVAL CONDITION - External Storage

Bins shall be stored within the gated rear alley at all times and shall only be moved for collection and cleaning purposes.

No equipment or goods associated with the use hereby approved shall be externally unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the setting of the listed building and the visual amenities of the area.

08.APPROVAL CONDITION - Delivery Times [Performance Condition]

No deliveries shall take place outside the hours of 0800hrs to 1900hrs on any day

REASON: In the interests of the amenities of the amenities of nearby properties

09.APPROVAL CONDITION - Soundproofing (Pre-commencement Condition)

Unless otherwise agreed in writing with the Local Planning Authority, a detailed scheme for the soundproofing of the building shall be submitted to and approved by the Local Planning

Authority. Such agreed scheme of soundproofing shall be fully implemented to the satisfaction of the Local Planning Authority before the building is first brought into use.

REASON: To protect the amenities of the surrounding area.

10.APPROVAL CONDITION - Permitted Development Restriction on Means of Enclosure [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no means of site enclosure within Schedule 2, Part 2, shall be erected around the building without the prior written consent of the Local Planning Authority.

REASON:

In the interests of the setting of the listed building and Town Quay Park

11.APPROVAL CONDITION - Side access door

The external access door within the side (east facing) elevation shall only be used for fire escape and shall not be used for general access to Town Quay Park.

Reason: For the avoidance of doubt and to prevent customers accessing into Town Quay Park.

12.APPROVAL CONDITION - External seating area

Prior to first occupation of the use hereby approved details of external tables and chairs to the front of the building shall be submitted and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details. The tables and chairs shall only be kept outside during the trading hours hereby approved and shall be stored inside the building at all other times.

Reason: To protect the setting of the listed building

13.APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Reason for granting Permission


The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The public house and restaurant use will provide a viable continued use for this Grade I listed building and will not adversely harm the character and appearance of the building. No objection has been raised by English Heritage or the Council's Conservation officer, and their recommended conditions have been attached to this decision. Furthermore conditions have been added to control the hours of use and noise impact in the interests of neighbouring residential amenities. The planning system does not intervene in the market and cannot resist such applications on the grounds of increased competition to nearby public houses and restaurants.

Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP7, HE1, HE3 and REI7 of the City of Southampton Local Plan Review (March 2006) and CS1, CS13 and CS14 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Note to Applicant:

01. Any additional signage will require separate listed building and advertisements consent.



Chris Lyons
Planning & Development Manager

2 May 2014

If you have any further enquiries please contact:
Andrew Gregory

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

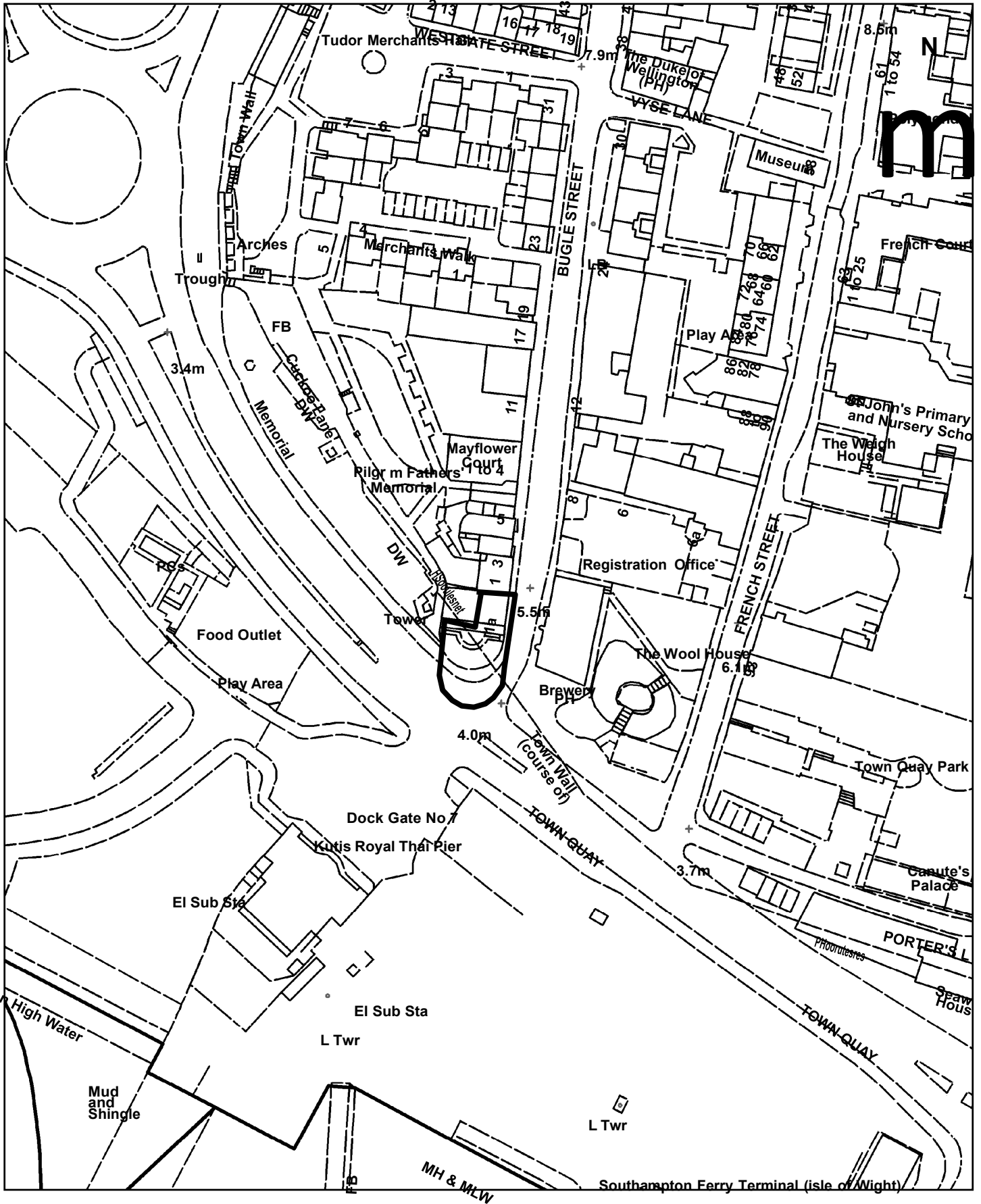
Drawing No:	Version:	Description:	Date Received:	Status:
01 A EX1		Location Plan	23.01.2014	Approved
04 A BL1		Block Plan	23.01.2014	Approved
02 GF OP2	Rev G	Floor Plan	23.01.2014	Approved
03 1 SK	Rev B	Floor Plan	23.01.2014	Approved
07 A ELEV		Elevational Plan	12.03.2014	Approved

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
4. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
8. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
9. The applicant is recommended to retain this form with the title deeds of the property.
10. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012)

Please address any correspondence in connection with this form quoting the application number to: **Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS**

20/01716/FUL & 20/01717/LBC



Scale: 1:1,250

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