

Planning and Rights of Way Panel 12th July 2022
Planning Application Report of the Head of Green City & Infrastructure

Application address: University Air Squadron, 1A Bugle Street, Southampton			
Proposed development: 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), including management plan (Resubmission 20/01716/FUL).			
Application number:	22/00193/FUL	Application type:	FUL
Case officer:	Rob Sims	Public speaking time:	5 minutes
Last date for determination:	05.04.2022	Ward:	Bargate
Reason for Panel Referral:	Five or more letters of objection have been received and Ward Cllr referral	Ward Councillors:	Cllr Bogle Cllr Noon Cllr Paffey
Panel referral by: Ward Cllr Bogle & Paffey		<p>This re-submission of the planning application has come very quickly after a recent refusal due to lack of information/assurance on a number of areas including late night noise, refuse and delivery arrangements. I support the concerns raised by local residents and the City of Southampton Society in objecting to this change of use in its current form.</p> <p>This application continues to attract significant attention and dissatisfaction given that it is a valued heritage building situated in a residential area. It's imperative that the right use is found for it, and it appears little has changed from the previous application submitted. The intention to have events potentially running until 7am - even if they are in a basement - is entirely out of kilter with comparable pubs and event spaces in the area.</p>	
Applicant: The Lovebug Group Limited		Agent: The Lovebug Group Limited	

Recommendation Summary	Delegate to the Head of Planning & Economic Development to grant planning permission subject to
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	criteria listed in report
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Community Infrastructure Levy Liable	Not applicable
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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	Development Plan Policies	2	Relevant Planning History
3	On site Management Plans	4	January 2022 Printed Minutes

Recommendation in Full

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) Site - specific highway works
- iv) Contribution towards New Forest National Park Authority Habitat Mitigation Scheme
- v) Travel Plan
- vi) 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.

Background

The Planning Panel will recall a similar proposal being considered by them in January 2022 ahead of a refusal. Rather than appeal the reasons for refusal listed at **Appendix 4** (Minutes from the January 2022 Planning and Public Rights of Way Panel) the applicants have provided additional information, mainly around their on-site management, and this resubmission seeks to address earlier concerns. In particular

the applicant has provided confirmation that they have partnered with 'Occasion Queens' who will facilitate the Wedding Events and have provided contact details, job roles and before and after event management details of events. In addition the Management Plan submitted with this application confirms that a Venue Manager will be on site at all times during the event and will be responsible for security, noise complaints and overnight supervision.

1. The site and its context

1.1 This application relates 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 1 Listed Wool House is located directly opposite on Bugle Street and 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 location 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. Proposal

2.1 The application relates to the 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), including management plan. This is a resubmission of an application that was refused in January 2022 and now includes a site management plan to address the previous reasons for refusal. 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'

The applicant has provided the following clarification on the proposed use of the building:

'The uses are as follows: private functions, including weddings and parties, corporate day and evening use, wellness centre use for other companies to hire it and put on their wellness events, location house for photo shoots.'

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 1**.

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.

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).

4.2 Members may recall that the previous planning application 20/01716/FUL for the same development was refused at the Planning and Public Rights of Way Panel for the following reasons:

1) Insufficient information has been submitted to demonstrate appropriate management of the site and the intended use, particularly, whilst 'events' are taking place, including details of booking systems, the type and number of on-site staffing, security arrangements including guest safety and controls for dealing with neighbour complaints and the termination of the 'event' at a reasonable hour, servicing arrangements including the storage and collection of food waste, recycling and laundry and the arrangements for catering in the

absence of any substantial cooking facilities. These issues run to the heart of the use and its acceptability, and cannot be addressed with a post permission planning condition. Furthermore, without these details and a more refined definition of the likely 'events' the true impacts of the use cannot be properly assessed, controlled and mitigated. In the absence of this information, the proposals could result in undue noise and disturbance to neighbouring properties alongside wider public safety concerns. The proposal is therefore contrary to saved Policies SDP1 and, SDP16 of the City of Southampton Local Plan Review (adopted 2006 - amended 2015) and saved Policy CS13 of the Council's Local Development Framework - Core Strategy Development Plan Document (adopted 2010 - amended 2015), as supported by Section 12 of the National Planning Policy Framework 2021.

2) In the absence of a completed Section 106 Legal Agreement, the proposals fail to mitigate against their direct impacts and do not, therefore, satisfy the provisions of Policy CS25 of the adopted Local Development Framework Core Strategy (2015) as supported by the Council's Developer Contributions Supplementary Planning Document (2013) in the following ways:-

- i) Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site and a Travel Plan, in line with Policy SDP1, SDP4 of the City of Southampton Local Plan Review (as amended 2015), policies CS18, CS19 and CS25 of the Council's Local Development Framework - Core Strategy Development Plan Document (adopted 2010 - amended 2015) and the adopted SPD relating to Planning Obligations (September 2013)
- ii) Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- iii) In the absence of an alternative arrangement the lack of a financial contribution towards New Forest National Park Authority Habitat Mitigation Scheme in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), SDP12 of the City of Southampton Local Plan Review (Amended 2015), CS22 of the Core Strategy (Amended 2015) and the Planning Obligations SPD (September 2013) as supported by the current Habitats Regulations.
- iv) Financial contributions towards Late Night Community Safety Facilities and CCTV in line with Policy SDP1 of the City of Southampton Local Plan Review (Amended 2015), Policy CS25 of the adopted LDF Core Strategy (Amended 2015) and Policy AP8 of the City Centre Action Plan and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- v) In the absence of a commitment towards a staff and guest travel plan the development fails to assist the Development Plan in delivering a scheme that encourages more sustainable transport to the private car.

- vi) In the absence of a commitment towards CCTV the scheme fails to offer sufficient site security for the intended use.

Whilst the application for planning permission was refused, the associated Listed Building Consent application to facilitate the works was approved under 20/01717/LBC. There are no proposed physical changes to the building to those already consented.

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 25/02/2022 and erecting a site notice on 25/02/2022. At the time of writing the report **13** representations have been received from surrounding residents; including all 3 ward Cllrs and the City of Southampton Society. The following is a summary of the points raised:

- 5.2 Mixed use site with bedrooms would be in use 24 hours, potentially used for music and dancing into the early hours, 7 days a week...Disturbance to residents and businesses and change the character of the area, could potentially open until 7am and not clear what the operational infrastructure is for managing high noise levels.

Response

The impact of the development on neighbour amenity in terms of noise and disturbance will be considered in Section 6 below.

- 5.3 This application doesn't say who will be responsible for running the building, servicing the bedrooms and common facilities, running the bar, providing food, ensuring noise is controlled and making sure that any licencing hours are respected. There is no mention of on-site staff either to look after the facilities and patrons or for security. No allowance has been made for an office or sleeping arrangements. No base for CCTV monitors, music volume control, fire safety etc.

Response

The applicant has produced a Management Strategy outlining how the premise will operate and managed during events. Following a 'Drop in Neighbour Consultation' event held by the applicant on 07/06/2022, an additional 'planning and management strategy information' document has been submitted to clarify feedback from the event and is attached to this report at Appendix 3. This will be discussed and assessed in Section 6 below.

There are several references to community use but it is unclear whether the local community has any input to this. There is a reference to a year or 6 month lead in time for planning events which may be appropriate for weddings but many events will require a shorter time frame and firm and professional control.

Response

The lead in times for booking an event is not a material Planning matter.

No refrigerated 'cellar' to hold the beer kegs, pumping equipment, gas bottles pipe cleaning apparatus & chemicals. In addition food WILL have to be prepped & heated in the kitchen. There is no substantial kitchen on the premises, and no allowance has been made for extraction of cooking smells or ventilation.

Response

Noise and transport impacts will be considered in Section 6 below.

No effort to comply with Buildings Regulations in regard to Disabled Access or the Equality Act 2010. There are no lifts in the plans and the events space is over 3 floors. There are also 2 hotel floors above. The plans contravene the Equality Act 2010 and Part M of the Building Regulations.

Response

Whilst access for all people is encouraged through the Development Plan, in line with the Equality Act, it needs to be acknowledged that the existing building is a Listed Building and therefore internal alterations to make the building compliant with Part M may not always be possible. The legislation accounts for this. The installation of lift would, in most cases, detrimentally affect the character and integrity of a Listed Building. In this instance any lack of compliance with Building Regulations Part M would not generate a Planning reason for refusal.

Road safety – poor access and lack of nearby parking.

Response

Impact on parking and highway safety will be considered in Section 6 below

Consultation Responses

5.4

Consultee	Comments
Cllr Bogle	<p>I would like to make an objection based on late night disturbance, noise impact on the area/residents close by.</p> <p>Please can this planning application be referred to the Planning Committee.</p> <p>This re-submission of the planning application has come very quickly after a recent refusal due to lack of information/assurance on a number of areas including late night noise, refuse and delivery arrangements.</p> <p>I support the concerns raised by local residents and the City of Southampton Society in objecting to this change of use in its current form.</p>

Cllr Paffey	<p>Object - This application continues to attract significant attention and dissatisfaction given that it is a valued heritage building situated in a residential area. It's imperative that the right use is found for it, and it appears little has changed from the previous application submitted. The intention to have events potentially running until 7am - even if they are in a basement - is entirely out of kilter with comparable pubs and event spaces in the area.</p> <p>This should be referred to the planning committee for careful consideration. I would support rejecting it on the basis of current information.</p>
Cllr Noon	<p>I wish to object to this application on the grounds of late night disturbance and the noise impact for the area. I fully support the objections of many residents in the area.</p>
Archaeology	<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 uncertain, although part of it may lie under the front garden of the current property.</p> <p>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).</p> <p>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.</p> <p>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.</p>

	<p>(Further information about the archaeological potential/heritage assets of the area is available on the Southampton Historic Environment Record/HER.)</p> <p>PROPOSED DEVELOPMENT & BELOW-GROUND ARCHAEOLOGY</p> <p>The proposal is for a change of use of the existing offices to form mixed use event spaces and wedding venue and hotel guest bedrooms. It is a resubmission of 20/01716/FUL. The 2020 application involved changes to the front garden, which may have had an impact on archaeological remains. However, the Heritage, Design and Access Statement for the current application states that the garden will remain the same. Therefore, no conditions to deal with below-ground archaeology are required.</p> <p>PROPOSED DEVELOPMENT & BUILT HERITAGE</p> <p>According to the Heritage, Design and Access Statement, the interior of the building will undergo minor amendments, with internal layout changes to create bedrooms, with as little alteration to the building fabric as possible (quote). The conservation officer (aka Historic Environment Officer) will comment on the acceptability or otherwise of the proposals. 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. If required, please ask me for the appropriate archaeological structure recording conditions to be applied to the consent.</p>
CIL Officer	The proposal is not CIL liable.
Environmental Health	<p>No Objection.</p> <p>Environmental Health have no further comments. All concerns/points were satisfactorily addressed. It is believed that there is some confusion caused by the hours stated for noise consideration (up to 07.00 hours) - note these are standard hours used for modelling noise and not the intended operational hours for music at this venue.</p>

Sustainability	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.
Southern Water	<p>The existing development lies over a foul sewer. Approval should be sought from Southern Water where an extension to a building or underpinning work would be over a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer.</p> <p>The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.</p> <p>It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.</p>
City of Southampton Society	<p>These comments are submitted on behalf of the City of Southampton Society.</p> <p>We object to this proposal as the latest application has not satisfactorily addressed the Reasons for Refusal to the earlier application, listed in the Letter of Determination dated 27 January 2022.</p> <p>Furthermore the Design and Access Statement, Noise Impact Assessment and Transport Report are the same documents submitted with the earlier report. These documents have already been found wanting and should therefore be disregarded.</p> <p>The new material now presented is The Management Plan, an Event Management document and a Job</p>

Description.

Turning now to the specifics of the earlier Refusal.

"Insufficient Information has been submitted to demonstrate appropriate management of the site and the intended use, particularly, whilst events are taking place, including":

- "Details of booking system". The only new information is that this will be done on-line. No indication is given as to how clients will be vetted for suitability and responsibility

- "The type and number of on-site staffing". Most information about staffing relates to pre-event duties rather than managing the event on the day. Who and how will they deal with enforcing licensing hours, closing doors and windows at 23.00, ensuring no music is played after 23.00 other than in the basement, control of music levels in the basement after 23.00? Will staff be on-site throughout the night to ensure that no damage is done to the building, only the guests staying in the bedrooms are still on site and there is no noise or anti-social behaviour that disturbs the neighbours. By comparison, public houses ensure that no guests are on the premises after closing time and hotels have staff on duty throughout the night.

- "Security arrangements, including guest security"- No details provided.

- "Controls for dealing with neighbour complaints". No details provided of who and how complaints should be made either at the time or the following day. There are a multitude of different companies mentioned in the application all in some way involved with this proposal. This arrangement provides ample opportunity to shift the blame onto a different partner.

- "The termination of the event at a reasonable hour". Again no information is provided about who will be responsible for managing this aspect.

- "Servicing arrangements including the storage and collection of food waste, recycling and laundry and the arrangements for catering in the absence of any substantial cooking facilities".

Although these items are addressed in the Design and Access Statement, they do not address the difficulties that will be experienced by neighbours and other road users with a multiplicity of vehicles pulling up outside the venue to make deliveries or collections. Where exactly would the cycle-rack be sited where it was not obstructing a fire exit or harming the view of this iconic listed building? Likewise, is it acceptable to store rubbish in

	<p>front of the building or on the pavement, even if only for a day? What would happen if another event was taking place on the same day as a rubbish collection? Hardly the right environment for guests to be navigating their way past rubbish sacks to enter the building or use the patio area.</p> <p>- "In the absence of a commitment towards CCTV the scheme fails to offer sufficient site security for the intended use." No mention is made of installing CCTV or alternative security measures.</p> <p>Based on the above comments, we strongly request that this application is REFUSED.</p>
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6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of the application is outlined below:

- The principle of development;
- Design and Impact on Heritage Assets
- Residential amenity and changes to address previous refusal reason;
- Parking highways and transport

6.2 Principle of Development

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' section below, including consideration of the comments made by the Historic Environment Officer on the previous application and works approved under the previous Listed Building Consent application. 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 alongside an assessment as to whether or not previous concerns have been addressed by the submitted management plans.

6.3 Design and Impact on Heritage Assets

i) 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 and approved under the Listed Building Consent application 20/01717/LBC. On this basis no objection has been raised to the conversion of the listed building for the proposed uses.

6.3.2 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.

ii) 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

- 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. These concerns are noted, and reflect the discussion at the previous Panel meeting. In response the applicant has sought to better explain their intended use and offer greater assurances around the on-site management of the use as discussed below:

On site Management, supervision and servicing

- 6.4.2 As referred to earlier in this report at Section 4.2, this application follows the refusal of planning application 20/01716/FUL by the Planning and Public Rights of Way Panel for the same development. In particular, Members raised specific concerns with regards to the management of the site during events and overnight and the absence of information with regards to:

- Details of booking systems
- The type and number of on-site staffing
- Security arrangements including guest safety and controls for dealing with neighbour complaints and the termination of the 'event' at a reasonable hour
- Servicing arrangements including the storage and collection of food waste, Recycling and laundry and
- Arrangements for catering in the absence of any substantial cooking facilities

6.4.3 This resubmitted application seeks to overcome this reason for refusal and provide the necessary information and reassurances regarding the operation of the site and its management during events. In addition the applicant hosted a 'drop in consultation' on 7th June 2022 and invited neighbours, Councillors and community groups consulted as part of the planning application process. Approximately 20 people attended, and feedback was received from attendees, which included the following comments:

- On site security, including overnight if people stay
- A contact number needed for residents
- Concern regarding deliveries
- Concern regarding parking and congestion. Including a concern that the car park area opposite will be used overnight.
- Concern regarding waste removal and potential disruption and disturbance
- A need to make sure that people who wish to have an event and properly vetted.
- Concern regarding disabled access, but appreciation of the constraints of this listed building.
- Staffing concerns and a need for control and management
- Cycle parking
- CCTV should be installed

6.4.4 The re-submitted Management Plan and 'Additional Planning and Management Strategy Information' are appended to this report at Appendix 3 and provide the following clarification in relation to the amalgamated concerns by Members and local residents:

- **Details of booking systems**

An online booking system will be used for guests which is going to be available via the website which is currently under construction and managed by the in-house manager.

- **The type and number of on-site staffing**

A local full-time Venue Manager will be employed to oversee the daily running of The Bugle. The role will be hands-on during events, overseeing

and coordinating the event, the venue, and ensuring that all licensing requirements are adhered to. This role is also administrative, ensuring that every client at The Bugle is well looked after, managed and suitable to hire the space.

New customers will contact the Venue Manager who will then meet them to show them the venue. This meeting will also involve vetting to ensure that the customer is suitable.

There will also be an employed Bar Manager working alongside the Venue Manager, both of whom will have their personal licences. If at any point it is not deemed necessary to have the Venue Manager onsite, the Bar Manager will be responsible for ensuring that all regulations are adhered to, and the building is closed properly with the support of on-site security.

- **Security arrangements including overnight supervision, CCTV, guest safety and controls for dealing with neighbour complaints and the termination of the 'event' at a reasonable hour**

The Venue Manager and/or the Bar Manager will be responsible for:

- *First aid*
- *Fire safety*
- *Music volume control*
- *Overseeing the security team*
- *Ensuring licensing regulations are adhered to*
- *There will be an overnight caretaker or security onsite if guests are staying.*
- *Also, an emergency contact throughout the night, contactable by guests as well as local residents.*

The building and events will be fully managed by the whole team which consists of the Owner, Venue Manager, Events Consultant, Bar Manager, and we will pull on experts at any given time where needed.

The Bugle will be an exclusive use venue, only guests that have been invited by the hosts may enter the premises. Weddings and events are tightly managed events, set times of arrival will be in place and for certain events, guest lists may be appropriate. Passers-by are unable to enter the building, they will be signage outside to that effect and the onsite security team will strictly monitor this. CCTV will be installed and will be monitored regularly.

- **Servicing arrangements including the storage and collection of food waste, recycling and laundry**

All refuse from food waste will be disposed of offsite and taken away by the outsourced catering companies when they leave in the evenings. Other rubbish will be stored inside the building and then disposed of off-site and taken away by the outsourced cleaning company in the mornings after events have taken place.

Laundry will be taken off site and people organising events will either use services like Deliveroo for smaller events and for larger they will use a predetermined list of caterers who will be able to use the Bugle on the condition that they prepare food offsite and take away all their rubbish at the end of the event.

- **Arrangements for catering in the absence of any substantial cooking facilities**

On the plans submitted, the kitchen and storage space are shown in the basement which will house everything needed for serving a bottled bar. We currently do not intend to have draft that requires a cellar. Once the kitchen is completed all ventilation will be within regulations.

We will be allowing local catering companies to carry out the catering on behalf of the people booking, which will be a great boost to the local economy. Catering companies would bring their own staff. This means that a lot of the food will come pre-prepared, and we will have some preparation areas in one of the rooms that isn't required for the wedding. Deliveries will come to the door, and we are in the process of talking to the highways department about not causing any disturbance to any cars or pedestrians. Regarding the loading and distribution of goods, all delivery and refuse vehicles will park in the same area that The Dancing Man's goods vehicles unload. This will be on the opposite side of the road to The Bugle where the road is wider and there is a clearer view of the junction on the corner.

- **Concern regarding parking and congestion. Including a concern that the car park area opposite will be used overnight.**

All guests visiting the venue will be advised of local parking restrictions and where all of the local short stay and long stay car parks are located within the vicinity as directed by the council website. The Bugle is a local venue for local people and therefore expect the majority of people to use local transport and taxis to arrive and leave, keeping cars parking to a minimum.

Those guests that aren't local will be using local accommodation, and as there is limited accommodation onsite, these guests will be parking where they are staying and are therefore likely to taxi to the venue. Again, this is also the same for guests attending events and weddings at the registry offices and other establishments such as The Dancing Man Brewery. We are now aware that Mayflower Park is no longer a viable option for short stay parking for guests and also that Albion Place will soon have a change of use, this will be reflected in any information we send out to our clients. This will also include a request that guests do not use the public parking area opposite the site because it closes at dusk.

- **Concern regarding disabled access, but appreciation of the constraints of this listed building**

To ensure that disabled people have access to all floors, we have been looking at the possibility of installing a lift but unfortunately, where a lift shaft would be able to go, it doesn't reach the levels required and therefore is not

a viable option within the restrictions of being a listed building. We will continue to seek alternative solutions.

- **Cycle parking**

There will no longer be a cycle rack installed outside The Bugle. Bicycles will be stored in the perimeter within the courtyard.

- 6.4.5 This application has been submitted to address and overcome the previous reasons for refusal and has provided a substantial amount of additional information with regards to the management the site before and during events and overnight. It is also notable that the applicant has secured the contract of a specific wedding event organiser to run facilitate the event before and on the day. Events will have a dedicated Venue and Bar Manager and overnight caretaker when applicable. The level of on site management offered by the applicant, in addition to licensing controls stipulated by the Council hope to provide reassurance to Cllrs and local residents regarding the safe and secure operational management of the site during events. In particular the presence and responsibilities of the appointed Bar and Venue Manager provides a point of contact for on site supervision, dealing with noise controls, security staff, noise complaints, overnight supervision and emergency contact. This reassurance enables noise and disturbance impacts to be sensitively managed before and after an event. Adherence to the Management Plan and its measures, will be secured through a planning condition. In addition a condition will be imposed to specifically require on site management and supervision throughout the day and night when events take place, as well as providing emergency contact details for complaints. 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).

Noise generating uses and impacts

- 6.4.6 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.
- 6.4.7 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.

- 6.4.8 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.

Direct Impact on Neighbouring properties / shared boundaries

- 6.4.9 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 not be significant and would be largely contained within the application building.

- 6.4.10 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 (and accounted for in the Listed Building Consent), 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

- 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. 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 (1 space per 10 staff). In terms of cycle storage, 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.
- 6.5.3 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. 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 *'refuse from food waste will be disposed of offsite and taken away by the outsourced catering companies when they leave in the evenings. Other rubbish will be stored inside the building and then disposed of off-site and taken away by the outsourced cleaning company in the mornings after events have taken place.'* Similarly laundry would be 'taken off site'. In essence the venue will provide a store for refuse and laundry and outsourced companies will be used to remove it from the site after the event. The principle of using outsourced companies to remove rubbish is not untypical for an event venue and a certain amount of pragmatism must be used to accept this approach. The venue itself provides suitable space to store waste and laundry and the venue can be served by the loading bay opposite the site and away from the junction, which provides a functional solution for collection and deliveries, which would avoid highway conflicts. In addition conditions can be used to ensure waste and laundry collections and all forms of deliveries will not take place before 8am. Subject to compliance with these conditions, the proposals would address servicing and highway safety concerns.

7.0 Summary

- 7.1 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 measures and conditions to control the hours of use, on site management, noise and servicing impact in the interests of neighbouring residential amenities and highway safety has been secured to ensure the proposed use would not be harmful to its surroundings. As such, officers consider that the previous reason for refusal has been addressed and 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.

8.0 Conclusion

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

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 12/07/2022

PLANNING CONDITIONS

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 sublet without further consideration to the residential

amenity impacts of such a change.

04. Servicing and Operational Management Plan

All events held out the premise shall be carried out in strict accordance with the submitted '1A Bugle Street Management Plan' dated 08/02/2022 and measures outlined in the 'Additional Planning and Management Strategy Information' received 14/06/2022. There shall be a Venue Manager present on site at all times during the event, including an overnight caretaker. Contact details shall be made available prior and during the event to local residents, including the display of an emergency contact details on the venue visible and viewable from the public realm.

Reason: To protect the amenities of the occupiers of existing nearby residential properties and in the interests of highway safety and to ensure on site security at all times during the event.

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 2, dated 6th May 2022, 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 played 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.

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

08. External Lighting torches and CCTV

No works shall commence on installing the external lighting torches on the front elevation and CCTV 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.

Application 22/00193/FUL - APPENDIX 1

POLICY CONTEXT

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

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

Application 22/00193/FUL - APPENDIX 2

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/EL	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
17/02565/FUL	Change of use of existing office building into an 8-bedroom hotel (submitted in conjunction with 17/02566/LBC)	Application Withdrawn	02.10.2018
17/02566/LBC	Listed building consent sought for internal and external alterations including replacement windows/doors, steps and new glass balustrade to facilitate conversion into an 8-bedroom hotel (submitted in conjunction with 17/02565/FUL)	Application Withdrawn	02.10.2018

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).	Application Refused	28.01.2022
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)	Conditionally Approved	28.01.2022