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Lambert Smith Hampton
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Our Ref: Princess House
Date: July 2022

Dear James

Princess House, 105-107 Process Street – Phase 3 (Ground / Lower Ground) Planning Application and Listed Building Consent

On behalf of our client Lapwine Ltd, Lambert Smith Hampton [LSH] is pleased to submit a full planning application and, in parallel, a listed building consent application for the third and final phase of works on the above property.

This is part of an ongoing project to refurbish this mixed use, Grade II listed building on Princess Street. The previous planning application and listed building consent (LBC) application achieved planning permission to convert the upper floors (floors 1 to 4) to office use, retaining the nightclub (sui generis) uses on the upper ground and lower ground floors (UG/LG). The first phase of works, which are now complete, concentrated on the external repair of the building, including urgent works to repair the roof and windows to make the building watertight. The second phase, which is currently underway, is the conversion of the upper floors to office. Phases 1 and 2 were both covered by the previous planning permission and LBC, and subsequent condition discharges (planning application reference 131732/FO/2021).

Phase 3 includes internal alterations to the UG/LG floors and includes additional external works – principally the feature entrances to Hart Street and Bloom Street. The internal works include additional detail in relation to the venue toilets, waste storage and internal circulation and changes to the layout of the nightclubs. The previous planning permission excluded the nightclub uses as these were an existing use and not the focus of the earlier phases. The nightclubs are a continuation of the existing businesses (Bloom and the Night People), they are no larger in size and will continue to operate in a similar manner.

The proposals for the main part of the UG floor do vary from that previously envisaged in the previous application, and from the existing use, and this is the main reason for this new planning application submission, as it introduces a new planning use. The intention for the ground floor is for a flexible coffee shop use (Use Class E). This will be open to the public, not just office workers from the upper floors. It will have booths that can be used for informal meetings and will be a supportive co-working

environment, but this will be managed purely through the coffee shop. On limited occasions, the nightclub uses will also extend to include a cocktail bar use in this space, for example during Pride week and other times when occupancy exceeds the LG capacity. This will be in the early hours of the morning and will be managed to make sure that the space is vacated and cleared well before the offices open. The ground floor use is therefore an important 'hub' for the building, helping to bring the different uses together and to manage them. The overall feel of the space will be similar to a hotel lobby. All of the proposed uses at upper ground floor will fall within the E class planning use. This planning application therefore includes the proposed change of use to Class E at this space. You will recall that my former colleague Simon Peake discussed and agreed this approach with you.

As per the proposed works outlined above, the description of development is as follows:

"Change of use of upper ground from nightclub to Class E Use, reconfiguration of lower ground floor nightclubs and various internal and external alterations"

The subject of the planning application is therefore the E class use on the UG floor and the external works to the building. The LBC application is for all physical works to the building within this phase.

Contents of Submission

The planning application and LBC application will comprise the following material, some of which is shared between both applications. It should be noted that where 'existing' drawings are described, these are represented in twofold: a) the existing drawings as per what was existing under the previous application; and b) the most recent Phase 2 permitted drawings for the building (i.e. granted under permission 131732/FO/2021 and the associated LBC). It should also be noted that some of the documents included have been prepared in support of previous applications on the site and are re-provided (i.e the Heritage Statement and Transport Note). This is because the current proposals do not materially affect the scale and balance of uses and proposed interventions in the building, and therefore they remain relevant.

Planning application

Documents

- Compliance with Design for Access 2 Note
- Waste Management Strategy
- Transport Note
- Planning fee based on change of use: £462 (+service charge of £32.20)

Drawings

- Location Plan
- Existing ground floor plans
 - Existing drawings as per previous application
 - Phase 2 previously consented plans
- Proposed Phase 3 ground floor plans

Listed Building Consent application

Documents

- Design & Access Statement
- Heritage Statement (as previously provided)

Drawings

- Site Location Plan
- Site Block Plan
- Plans of Gnd & Lwr Gnd as Existing
- Plans of Gnd & Lwr Gnd as per previously consented Phase 2 application
- Plans of Gnd & Lwr Gnd as Proposed
- External Elevations as Existing
- Sections AA & BB as Existing
- Sections AA & BB as per previously consented Phase 2 application
- Sections AA & BB as Proposed
- Strip Out Plans of Gnd & Lwr Gnd
- Fabric Plans & Internal Elevations of Gnd & Lwr Gnd
- Ceiling Plans of Gnd & Lwr Gnd as Existing
- Ceiling Plans of Gnd & Lwr Gnd as per previously consented Phase 2 application
- Ceiling Plans of Gnd & Lwr Gnd as Proposed
- Detailed design for external entrances (Bloom Street and Hart Street)

Conclusions

I look forward to receiving a confirmation of validation for this application and an efficient determination. We welcome the opportunity to discuss any matters of this application.

If you have any queries of need any clarification of any matter relating to this letter, or in the accompanying submission documents, please do not hesitate to contact me.

Yours sincerely,



Chris Hartley
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Lambert Smith Hampton

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Encl.