

ITEM NO.

COMMITTEE DATE: 13/01/2014

APPLICATION NO: 13/4660/03 FULL PLANNING PERMISSION

APPLICANT: Exeter Cathedral School

PROPOSAL: Demolition of existing building. Construction of performing arts and teaching facility and two retail units including improvements to public realm

LOCATION: Kalendar Hall, South Street, Exeter, EX1 1DZ

REGISTRATION DATE: 21/10/2013

EXPIRY DATE: 20/01/2014

APPLICATION NO: 13/4661/07 LISTED BUILDING CONSENT

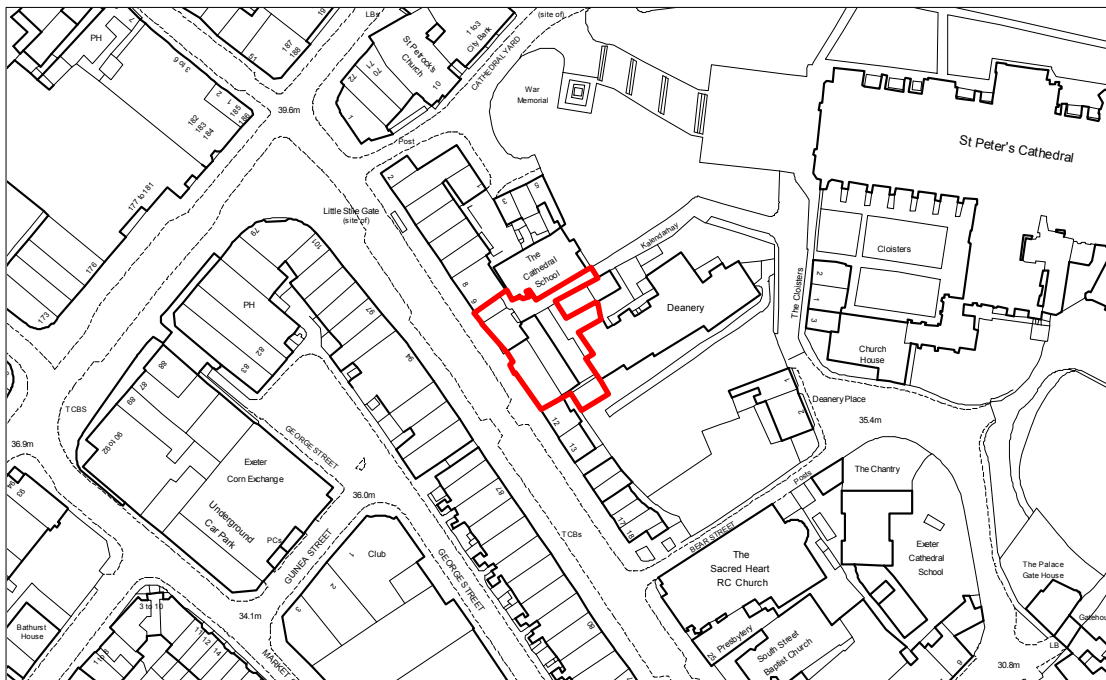
APPLICANT: Exeter Cathedral School

PROPOSAL: Demolition of existing building. Construction of performing arts and teaching facility and two retail units including improvements to public realm

LOCATION: Kalendar Hall, South Street, Exeter, EX1 1DZ

REGISTRATION DATE: 18/10/2013

EXPIRY DATE: 13/12/2013



Scale 1:2000

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DESCRIPTION OF SITE/PROPOSAL

The application site is located on the north eastern side of South Street attached to the Vicar's Choral a Scheduled Ancient Monument on one side and two single storey currently vacant retail units on the other. The site backs onto The Deanery a Grade II* listed building,

with the Deanery Gardens, a Scheduled Ancient Monument located adjacent and to the south east of the site. It intended to demolish the existing building, Kalendar Hall which is currently used by Exeter Cathedral School. This existing two storey building contains an assembly hall on the ground floor with a classroom and several practice rooms on the first floor. The main access to the building is from South Street although rear access can be also be gained from behind the Vicars Choral. The current building occupies a street frontage of 18 metres, a building depth of approximately 13 metres with a gap of 4.5 metres to The Deanery to the rear; and an overall height of between 6 metres alongside the Vicars Choral and 7 metres adjacent to 12 South Street. The current building is constructed of brick, stone and render with a flat roof.

In place of the existing building which the agent has stated is in poor condition and is no longer fit for purpose. It is intended to create a four storey building on an increased footprint, by being built closer to The Deanery to the rear. The proposed building would contain two self contained retail units (130 sq metres and 116 sq metres) with wc provision and storage in connection with the school use on the ground floor level fronting South Street. Servicing of the retail units would be achieved from the roadside on South Street, which is the current arrangement for adjacent retail units. At first floor a new entrance would be created behind the Vicar Choral which due to the changes in level allows level access from a newly created courtyard. This level would provide access into the main auditorium with 160 seats and stage area, a practice room, technician's office, staff room, wc and circulation. The second floor would have a further seating area to create a total 200 auditorium capacity and circulation space to allow access onto a terrace space facing onto the Deanery Gardens. The top (fourth) floor would create space for a single classroom, eight practice rooms, an office, instrument store and circulation space. The access to all the upper three floors would be achieved through a fully glazed staircase which projects from the main building into an extended and more defined courtyard area. This staircase would be positioned behind the Vicars Choral and therefore, in part, visible from South Street.

The proposed building would extend across the full frontage occupied by the existing building. A gap of approximately 2 sq metres is retained adjacent to the Vicars Choral which is less generous in area than the current arrangement. However this overall ground floor footprint is set back approximately 1 metre from the South Street frontage to enable the facade of the next two floors to cantilever over this space created. The South Street frontage has glazing on the ground floor to serve the retail units with an approximate height of 3.4 metres. The next two floors, which form the blank wall of the auditorium and stage are to be constructed of a series of polycarbonate boxes, which have the ability to be lit from behind to allow changing colours and patterns across this frontage. This facade has a height of 9.8 metres and extending across almost the whole of the building's South Street frontage and an area of approximately 171 sq metres. The upper (fourth) floor accommodates the classrooms and practice rooms and is to be mainly glazed. The height of this section is approximately 3 metres although the front section is partially obscured by the polycarbonate facade. The maximum height of the building is 14.5 metres. The remainder of the building is to be constructed of mainly limestone cladding with some zinc cladding, a flat roof with a series of photovoltaic panels and rooflights.

The building is principally to be used by Exeter Cathedral School for performance space/theatre and music teaching. The agent has indicated that the building will continue to provide space for community use and further community usage i.e. theatre groups or music societies will be encouraged. In addition, the scheme seeks enhancement of the public realm adjacent to the new entrance principally using York stone and to improve the

presentation of the Vicars Choral through re laying the lawn and new up lighting to the structure.

The site is located within the Central Conservation Area (Smythen Street to South Street Townscape Analysis). In this document Kalendar Hall is identified as a building which makes a negative contribution to the area. The building is located within a Secondary Shopping Parade as designated by the Exeter Local Plan.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

A Planning Statement, Design and Access Statement, Heritage Statement, Archaeological Investigation Works, Noise Impact Assessment and Ecological Survey have been submitted with this application.

Planning Statement concludes that:-

- i) The proposed development forms part of a major proposal by Exeter Cathedral School to improve the amount and quality of the space available for music and the performing arts studies. The current building is of a poor quality and as a result, the scheme would lead to be a quantitative and qualitative improvement in the School's educational offer. The principle of such a change is therefore in line with the Council's own objectives which seek to both maintain and enhance Exeter's educational facilities.
- ii) However it is recognised that the scheme is sited in a very sensitive location and that, to be acceptable, any redevelopment needs to be very high quality and with regard to the various historic assets in the immediate vicinity. In this regard, it is important to note that both the existing Kalendar Hall and several buildings immediately adjoining are identified by the Council in its Conservation Area Appraisal as being of poor quality. The proposed replacement building would be designed in a contemporary manner and would utilise very high quality materials such as limestone as part of the external finish. Although four storeys in height, it is considered that the form of the design would be such that the scheme would generate a substantial improvement in the character of the area and South Street in particular. In so doing, the scheme has the potential to act as a catalyst for the adjoining poor quality buildings to be redeveloped and to assist in the regeneration of the street.
- iii) In relation to the likely impact on local views and on nearby listed buildings, the view analysis which has been carried out demonstrates that, although the scheme would be taller than the current building, the proposal would sit comfortably within all the key views in the area and would not have any materially adverse impact on important buildings such as the Deanery and Cathedral or on the conservation area generally. Whilst the new building would closely abut the Grade II listed Vicars Choral, the scheme has been designed so that the relationship with it would be improved. In addition, the scheme proposes a substantial improvement to the open space and the pedestrian route which runs past and to the rear of the Vicars Choral and it is considered that this would generate a substantial enhancement to the setting of this structure.
- iv) As well as providing a substantial improvement to the School's educational facilities and to the character of the area, the scheme would provide two additional shops on the South Street frontage. As well as providing additional retail space on South Street, these units would replace the blank frontage which currently exists. At the same time, the proposed enhancements to the open space and pedestrian link which are proposed would greatly enhance the quality and safety of the link between the well used coach drop off on South Street and Exeter Cathedral. Collectively, these improvements would

help regenerate South Street and the surrounding area and make a valuable contribution to enhancing Exeter's overall tourism offer.

- v) The impact on the Vicars Choral as a scheduled ancient monument has also been considered. Although the proposals would affect the immediate surroundings of the building, the submitted drawings show that the required works are unlikely to be such there would be any material harm.
- vi) As part of the scheme development, a range of other issues have been considered. Amongst other things, these show that the proposed building can be serviced safely and properly, that there would be no potential adverse effects on local ecology and that the scheme would not generate any adverse impacts in terms of noise or utilises. The building would be designed to achieve a BREEAM 'very good' rating.
- vii) Overall therefore, the scheme proposes a very high quality building which would deliver a range of benefits to both the School and the local area. If approved, it would help deliver much needed regeneration to the city centre and improve the quality of Exeter's tourism experience. Although the building would be taller than the existing, it would deliver a substantial net enhancement in terms of its relationship with the listed buildings at the Vicars Choral and the Deanery and would not have an adverse impact on local views, on the setting of other historic assets in the area, notably the Cathedral or on the area generally.

Heritage Statement concludes that:-

- i) The proposed development is in a very sensitive location and there is therefore considerable sensitivity to any change which might arise from the redevelopment of the site. National policy makes it clear that as part of any application, the significance of those heritage assets likely to be affected should be considered so that any impact can be properly assessed.
- ii) The analysis which has been carried out confirms that the scheme would replace a building, and is located in an area, which has adverse impacts on the character of the conservation area and on nearby listed buildings. Although the proposed building would be much more substantial than the existing Kalendar Hall, it would be of much superior design and has been designed so that its impact on the adjoining Deanery and Vicars Choral listed buildings would be reduced. Although the scheme would be visible within the wider area, its wider impact would be limited from the direction of the extremely sensitive Cathedral and Cathedral Green areas. From South Street, the scheme would make a positive contribution to the character of an area which is currently of a poor quality. The building would have little or no impact on the setting of the group of listed buildings located around the Church of the Sacred Heart.
- iii) Those negative impacts which do arise would be modest and more than outweighed by the clear improvements to the setting and treatment of the Vicars Choral and to the public realm along Kalendarhay.
- iv) It is concluded that on balance, some negative impacts would arise but that these would be modest, especially with regard to their impact on the most sensitive heritage asset - the Cathedral Group. The proposals would have an obvious impact from the direction of South Street but because of the poor character of this part of the conservation area, the scheme would lead to a clear enhancement. With regard to above ground heritage assets therefore, the scheme would meet the requirements to preserve and enhance the character of the area, and the historic character of the various listed buildings.
- v) The scheme's impact on archaeological assets has been considered through a separate report by AB Heritage. Their analysis concluded that the scheme had the potential to

affect archaeology of regional importance. A methodology has been set out which is able to address and therefore mitigate any impacts in this regard.

REPRESENTATIONS

1 letter of support.

Civic Society comment that they are supportive of the style and size of this proposal and the potential to begin the redevelopment of South Street. A quality centre for performing arts is also welcomed. However concern is raised about the South Street facade of polycarbonate boxes which could deteriorate, appear grubby and lead to issues of maintenance. In addition, there is concern about the proposed night time lighting scheme particularly to occupants living opposite and the prominence, material and design of the corner glass tower.

1 letter of objection commenting that the proposed street facade presents a flat monolith, out of scale and sympathy with the adjoining, nationally historic buildings. A polycarbonate panel covering so much street frontage would not be appropriate for such a sensitive location.

CONSULTATIONS

The **County Head of Planning Transportation and Environment** comments that the proposed performing arts centre is likely to create periods of concentrated demand that did not occur under the previous use. Although no additional parking will be provided as part of this development, considering the highly accessible city centre location and proximity of off- street car parks this is considered acceptable.

However, contrary to current policy, the submitted plans have not indicated that any secure cycle parking will be provided. This is not acceptable for a city centre site, particularly given the variety of trip types attracted to the site (retail, employment, leisure) and therefore secure cycle parking will need to be provided. If the provision of on-site facilities is not feasible, then a contribution to provide secure cycle parking in the vicinity of the proposal should be secured via an appropriate agreement.

South Street and a number of surrounding city centre roads are subject to access restrictions, particularly in relation to cross city traffic movements. Consequently, any heavy vehicle movements associated with the demolition and construction phases will need to be carefully managed to minimise any detrimental impacts on pedestrians. The area of South Street adjoining Kalendar Hall is public highway and any works that may impact on any part of the highway will need to be agreed with the highway authority. To that extent it is recommended that a suitable way forward is agreed with the highway authority and secured by a construction traffic management plan, which should be conditioned as part of any permission.

Subject to conditions relating to provision of secure cycle parking and a construction traffic management plan being attached in the granting of any permission, the highway authority would not raise an objection.

The **Environmental Health Officer** raises the following comments and concerns. The recommended plant noise levels at the nearest noise-sensitive receptors recommended in Section 6.1 will be in excess of Environmental Health's standard plant noise limit. The applicant should therefore submit details of how they propose to ensure that noise from plant and equipment does not exceed 5dB below the background at the nearest noise sensitive

receptor. A suggested condition is stated as “*Details of all building services plant, including sound power levels and predicted sound pressure levels at a specified location outside the building envelope, to be submitted to and approved in writing by the LPA. The predicted noise levels shall be submitted prior to commencement of the development and shall be demonstrated by measurement or calculation prior to occupation of the development.*”

In addition, the IOA “Good Practice guide on the control of noise from pubs and clubs” states that “premises where entertainment takes place on a regular basis, music and associated sources should not be audible inside noise sensitive property at any time”. “Premises where entertainment takes place less frequently, music should not be audible inside noise sensitive property between 23.00 and 07.00 hours”. This guidance should be considered in this application and confirmation of predicted frequency of evening usage should be provided.

South West Water comment that no development will be permitted within 3 metres of the sewer and if this cannot be achieved the applicant/agent is advised to contact SWW to arrange its diversion at their expense. SWW will only allow foul drainage to be connected to the public foul or combined sewer. Permission will not be granted for the surface water from this site to return to the public combined or foul sewerage network. It is requested that investigations are carried out to remove the surface water using a Sustainable Urban Drainage System, such as a soakaway.

English Heritage welcomes several aspects of the proposed scheme which demonstrates confidence in design and a sensitive setting. However concern is raised regarding the height of the building and that consideration should be given to remove the top level.

A modern 'statement' building is welcomed on South Street which is generally considered low scale, low key, undistinguished and unexceptional with a few distinctive buildings. It is recognised that the proposed building may well be a precursor to further redevelopment of the street with taller structures.

Whilst the innovative nature of the design and the aim of contributing to the interests of Exeter and lifting South Street is welcomed, concern is raised by its massing and in particular by the proposed height. The massing is a function of its design which is essentially a cube with a jettied front behind a full height inclined canopy which will also provide light shows at night. Whilst the street frontage is not opposed, recognising that it is an important element of the design, it is the proposed height that is an issue on account of it blocking vistas with its shape. The height takes its cue from the highest point of the Old Deanery, but its impact is greater because it is flat-roofed at that height. It is asked that this height should be reduced and/or broken up to contribute in a positive manner, and act as a foil to, the irregular roofscapes of the area.

It is recommended that the above comments are taken into consideration along with national and local policy guidance and on the basis of the Council's own conservation advice.

Heritage (Conservation) Consultation recommends approval subject to materials to be used external to be agreed and a maintenance agreement for the lighting system within the polycarbonate panels.

Impact on the Conservation Area:- At 4 storeys, the proposed building will dominate South Street. The proposed design is a 'one off' driven by the requirement for lack of natural light in the performance space. Consequently, it will not form a precedent in terms of the height or design, but will create a starting block for further redevelopment.

Impact of Vicars Choral:- The new building will be in the same proximity as the existing but will be much taller and more dominant, including the abutting flank wall. However this is offset by improvements that will be made to the area surrounding the Vicars Choral and also within it and by light etc make it more apparent in the streetscene. The abutting flank wall will

be in smooth limestone, thereby giving more prominence to the wall of the Vicars Choral by giving a light coloured backdrop against which it will be more clearly rear. The impact will therefore be neutral to positive.

Impact on The Old Deanery:- The new building is taller than before and also closer to The Old Deanery and therefore will have a greater impact upon it. However it has been designed with this impact in mind and to mitigate it there are design features such as tall windows and recessed terrace to the garden that will link the buildings visually as well as physically. The proposed new public square will also enhance the link between the buildings and therefore it is considered that the impact will be neutral to positive.

Design:- An iconic contemporary set piece within the historic setting could enhance the surrounding buildings and create better permeability between South Street and Cathedral Green. The use of the polycarbonate panels with light displays is a brave choice and will require a strong maintenance programme to be enforced to ensure that it does not become a blank and very uninteresting facade. The use of smooth limestone flank walls and glazed elements at ground and fourth floor will lighten the mass of the building and ensure that it sets a standard for future development in South Street.

Heritage (Archaeology) Consultation recommended that no further archaeological work or information is required prior to the determination of this application. The standard archaeological condition should be attached to ensure that the limited impact of the proposal on historic fabric and the major impact of it on any buried remains is mitigated via a programme of recording work approved with the local planning authority beforehand. It is recommended that further specific details are also sought for i) the treatment of the rear historic retaining wall (exactly how much is to be retained and how presented) ii) the construction details and ground works for the new terrace within the Deanery Gardens. It will also be necessary for the applicants to submit details of the proposed lighting and new surfacing within the Hall ruins.

Living Options Devon comment that the agent should explore the opportunity of installing a changing places toilet with additional space for severely disabled people who may wish to attend concerts.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance: National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP8 - Retail

CP10 - Meeting Community Needs

CP14 - Renewable and Low Carbon Energy

CP17 - Design and Local Distinctiveness

Exeter Local Plan First Review 1995-2011

S1 - Retail Proposals /Sequential Approach

C1 - Conservation Areas

C2 - Listed Buildings

C5 - Archaeology

DG1 - Objectives of Urban Design

OBSERVATIONS

Kalendar Hall is identified within the Central Conservation Area townscape analysis as a building which has a negative contribution to the area. The adjoining block of single/two storey buildings to the south east of the building also falls with this negative designation. Unfortunately these buildings lie within a prominent location and are viewed alongside buildings of heritage value including the Deanery, the Vicars Choral and the Cathedral which forms a backdrop to the site when seen from South Street. Consequently the opportunity to remove a substantial building within a row of poor quality buildings is to be positively welcomed. The removal of the existing building would also enable improvements to be made to the setting of neighbouring historic buildings and have the potential to stimulate wider redevelopment which would be beneficial economically to South Street and the City.

Exeter Cathedral School's intention is to upgrade and improve their existing level of accommodation, which it is accepted is out of date and 'tired' in appearance. It is therefore agreed that the proposal would improve the performance and teaching space which would undoubtedly be beneficial for all users. The School have also stated that the performance space facility would continue to be available to outside community and amenity groups when not required by their pupils. Indeed it is suggested that the improved theatre space would attract a greater number of these organisations wanting to make use of the facility. The application also involves the creation of two retail units at the ground floor fronting South Street in a secondary shopping area as designated within the Local Plan. Accordingly additional retail provision in this area is therefore supported, increasing the footfall within the area and potentially benefiting other traders in South Street.

The principle of this site redevelopment in terms of a potential catalyst to redevelopment, enhanced townscape in visual terms, improved facilities for the school and retail provision in the area is to be welcomed and supported. However given the building's sensitive location within the conservation area, siting adjacent to historic buildings and the potential to influence future developments in the area, careful consideration is required to ensure the most appropriate quality of building and associated setting is allowed.

The proposed building requires assessment in terms of its relationship with neighbouring buildings, space and wider views as well as its architectural quality. Accordingly the scale, massing and height of the building are an important consideration. This issue has been specifically raised by English Heritage. The existing two storey flat roofed building has little architectural merit. Its horizontal emphasis relates more to the neighbouring single storey retail units, which are also identified as having a negative impact on the conservation area, rather than the acknowledged heritage assets of the Deanery and the Vicars Choral. It is therefore considered wholly appropriate to redress this anomaly within any redevelopment scheme. However the proposed building is for a four storey building with a maximum height of 14.5 metres. The existing building has a maximum height of 8 metres. The increased height of the building is significant and will be taller than the Deanery by approximately 1.3 metres and the three storey property at No. 9 South Street by 2.6 metres. The architect has sought to reduce the height of the building in visual terms through the introduction of a mainly glazed top floor slightly set back from the front elevation. This does help to limit the overall appearance of the building particularly to the side elevation where the greater section of the glazing will be visible.

The front elevation will be dominated by the polycarbonate façade on the first and second floors which forms the side wall of the proposed theatre and will extend to a height of 13.5 metres. However the requirement of the school and the retail units has effectively dictated the number of storeys for the proposed building. The distinctive elevational treatment has purposely been created to provide a statement building. It has been designed to appear prominent rather than merely blend into the established streetscene. It is therefore considered that the overriding issue should be appropriateness of the building's design rather than the assessment being wholly dictated by the height of existing buildings in its vicinity. A building which makes a positive contribution should therefore be supported subject to it paying sufficient respect to its historical context and the building being of architectural merit.

The most visible historic element within this part of South Street is the Vicars Choral which is currently higher than the existing Kalendar Hall. However it is considered that this building should have a greater profile in the streetscene given its historic significance. Although the proposed scheme would result in a larger building being built alongside, the application includes a series of enhancement measures, such as the creation of a new courtyard to the rear of the Vicar Choral and improvements to landscaping and lighting for the Vicars Choral. In addition, it is considered that the proposed use of limestone cladding to the side elevational of the new Kalendar Hall will enhance the setting of the Vicars Choral and therefore help to compensate for the additional height of the proposed building.

It is evident that particular care has been taken in the building's design to ensure that sufficient space has been left to the rear to avoid conflict with the Deanery. This is considered important to ensure that not only the setting of the Deanery is protected but also in terms of ensuring the archaeological importance of the site is fully represented. The Council's archaeology officer is satisfied with the proposed details submitted subject to an archaeological condition being imposed to control the works to be carried out and ensure finds are reported and archived. It is considered that the scheme takes sufficient account of the levels within the site which pays respect to the Deanery and allows for a suitable side elevation fronting onto the Deanery Gardens. The scheme also allows for a new courtyard to be created with provides a setting not only for the new Kalendar Hall entrance but also provides an enhanced setting for the Vicars Choral and the Deanery. Accordingly it is considered that the scale, massing and height of the proposed building are acceptable in terms of its relationship to the buildings of historic importance and their setting. The comments of English Heritage are noted however it is considered that although changes have not been made to the height of the building sufficient account has been taken of the issues raised. Consequently it is considered that the requirements of the listed building consent and its historic context have been addressed.

In addition to the height of the building, the external appearance of the front elevation needs specific assessment. The proposed use of illuminated polycarbonate boxes is a purposely strong design statement for this building. This contemporary approach for a building of this size and in this location is to be supported and as previously stated can make a positive contribution to both the visual appearance of the area and can also help to stimulate confidence in the future redevelopment of the area. Whilst the glazed shopfronts on the ground floor and glazed upper floor are standard design approaches it is the 171 sq metre polycarbonated façade which will determine the quality of this building. The choice of material should be assessed not only on its initial installation but its long term maintenance quality and future appearance. The concept of illuminated boxes which reflect the

performance inside, as described by the architects, has the potential to be a dramatic and have a positive impact on the area. An alternative view is that the use of polycarbonate boxes within a conservation area setting could look 'cheap' and appear dated within a short period of time. Whilst this choice of material is not necessarily unacceptable, further details are needed and have been requested to ensure these negative concerns are unfounded. Members will be updated on the quality and longevity of the materials at the Committee meeting. If the proposed material is deemed unsuitable an alternative treatment/material of this front elevation will need be sought.

The application does generate other issues which need consideration including potential noise disturbance from the performance use and light spillage from the illuminated front façade. These details are currently being assessed by the environmental health officer. In addition, the application promotes a strong emphasis of the public realm behind the Vicars Choral through the creation of a new courtyard. The creation of this visually improved space is welcomed. However further clarification was sought to ensure that this space becomes more beneficial as a public area than currently exists. At present the gates which provide access to this space are opened at 7.30am and closed at 4.30pm, although it is anticipated that the gates will be opened until 6.30pm and with the increased school and community use of the building would in practice be open longer. In addition, the applicant has offered improved lighting within the Vicars Choral and enhanced landscaping. It is considered that these improvements should be controlled by condition.

In summary, it is considered that the principle of the use with its enhanced community use and improvements to the public realm and Vicars Choral are to be welcomed in terms of the character and appearance of the area. The height, scale and massing of the proposed building do have the potential to cause harm to buildings of heritage asset however this has been carefully assessed in respect of the specific design of the building and considered acceptable. Consequently it is considered that the proposed scheme should be positively supported, subject to clarification that the material to be used in the front façade is appropriate in this location.

WESTERN AREA WORKING PARTY

12 November 2013 - Members were advised that one letter of support and one letter of objection had been received relating to the façade of the building in terms of its height and relationship with other buildings. The main issues had been discussed at Planning Member Working Group 11 June 2013. The proposed building will significantly increase the height of the existing building, but due to the incline of the street, will be only 2m higher than the neighbouring building. Members were advised that the application would be reported to Planning Committee.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 18 October 2013 (dwg nos. 0955 L01.00 rev A; 0955 L01.01 rev A; 0955 L01.02 rev A; 0955 L01.03 rev A; 0955 L01.04 rev A; 0955 L02.01 rev C; 0955 L02.02 rev C;

0955 L03.01 rev B; 0955 L04.01 rev C & 0955 L04.02 rev C) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

- 3) C17 - Submission of Materials
- 4) Notwithstanding the requirements of Condition 2 of this planning permission, no work shall commence on either phase of development hereby approved until full details of the following, insofar as they relate to that phase of development, have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
 - a) windows to include materials, means of opening, reveals, cills and headers;
 - b) external doors;
 - c) rainwater goods;
 - d) lighting of the Vicars Choral;
 - e) refuse storage;
 - f) CCTV cameras and location.

Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.
- 5) No part of the development hereby approved shall be brought into its intended use until the provision of secure cycle parking facilities to serve the site has been agreed, in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 6) A Construction Environmental Management Plans (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site, with the exception of demolition, and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of the development during the construction and demolition phases, including site traffic, the effects of piling, and emissions of noise and dust. The CEMPs should contain a procedure for handling and investigating complaints as well as provision for regular meetings with appropriate representatives from the Local Authorities during the development works, in order to discuss forthcoming work and its environmental impact.

Reason: In the interest of the environment of the site and surrounding areas.
- 7) Details of all building services plant, including sound power levels and predicted sound pressure levels at a specified location outside the building envelope, to be submitted to and approved in writing by the LPA. The predicted noise levels shall be submitted prior to commencement of the development and shall be demonstrated by measurement or calculation prior to occupation of the development.

Reason: In the interests of residential amenity.
- 8) No demolition/construction work shall not take place outside the following times: 8am to 6pm Mondays to Fridays, 8am to 1pm on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of residential amenity.

- 9) The theatre/performance area use hereby approved shall not be carried on other than between the hours of 8am and 11pm on any day.
Reason: So as not to detract from the amenities of the near-by residential property.
- 10) The development hereby approved shall not commence until details of the proposed finished floor levels and overall height of the building, in relation to an agreed fixed point or O.S. datum have been submitted to, and been approved in writing by, the Local Planning Authority.
Reason: To protect the existing character and appearance of the streetscene.
- 11) C57 - Archaeological Recording

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223