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Michael Browning Way  
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EX2 8DD

Mr & Mrs Fisher  
Hilltop  
Bourchier Close  
Bampton  
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EX16 9AB

### Town and Country Planning Act 1990 and its orders

## FULL PLANNING PERMISSION GRANTED

**LOCATION:** 60 Haven Road, Exeter, EX2 8DP

**PROPOSAL:** Change of use of ground floor from A1 to mixed use of A1 (retail), A3 (restaurant and cafe) and D1 (cookery school).

**APPLICATION NUMBER:** 15/0707/03

The Local Planning Authority grants planning permission for the above development subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
**Reason:** To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 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 02 July 2015 (*dwg. no(s). 1102 P03*), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning Use Classes Order 1987 this consent shall only extend to permit the use of the premises as a cookery school and associated activities to include, but not limited to, charity/corporate events, conferences and educational courses, and no other D1 use as defined by the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order) shall be carried out unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** In the interests of residential amenity.

- 4 Before any of the uses hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented in full. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.  
**Reason:** In the interests of residential amenity.
- 5 Noise levels from all mechanical plant and equipment at the premises shall not exceed a rating noise level of 34dB measured in accordance with BS4142:2014 at 1m from the facade of any residential building.  
**Reason:** In the interests of residential amenity.
- 6 The use hereby approved shall not be carried on other than between the hours of 08:00 to 23:00 unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** So as not to detract from the amenities of the near-by residential property.
- 7 No live or amplified music shall be permitted from the use hereby approved unless otherwise agreed, to a specified noise level, in writing by the Local Planning Authority.  
**Reason:** In the interests of residential amenity.

**Notes to Applicant:**

Your attention is drawn to the fact that this planning permission relates to a building included on the Statutory List of Buildings of Architectural or Historic Interest (Grade II). Any physical alterations also require listed building consent. Under no circumstances should work commence without listed building consent as it is an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to carry out any works requiring listed building consent without first obtaining such consent.

**Notes to Applicant:**

The Local Planning Authority considers that any separate retail/restaurant use from the Cookery School will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development of that element of the scheme. Accordingly your attention is drawn to the potential need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website. For further information please see [www.exeter.gov.uk/cil](http://www.exeter.gov.uk/cil). For clarification, the D1 Cookery School and any associated uses such as sale of goods from the school, or affiliated restaurant/ shop is **not** CIL liable and no payment will be required.

**Notes to Applicant:**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

Please note that this is not a decision under the Building Regulations.

Signed 

Dated: 18 December 2015

Assistant Director City Development