

Exeter City Council

Planning Committee

19 January 2026

Applications 25/0895/FUL and 25/0896/LBC

Site: Site of Royal Clarence Hotel, Cathedral Yard

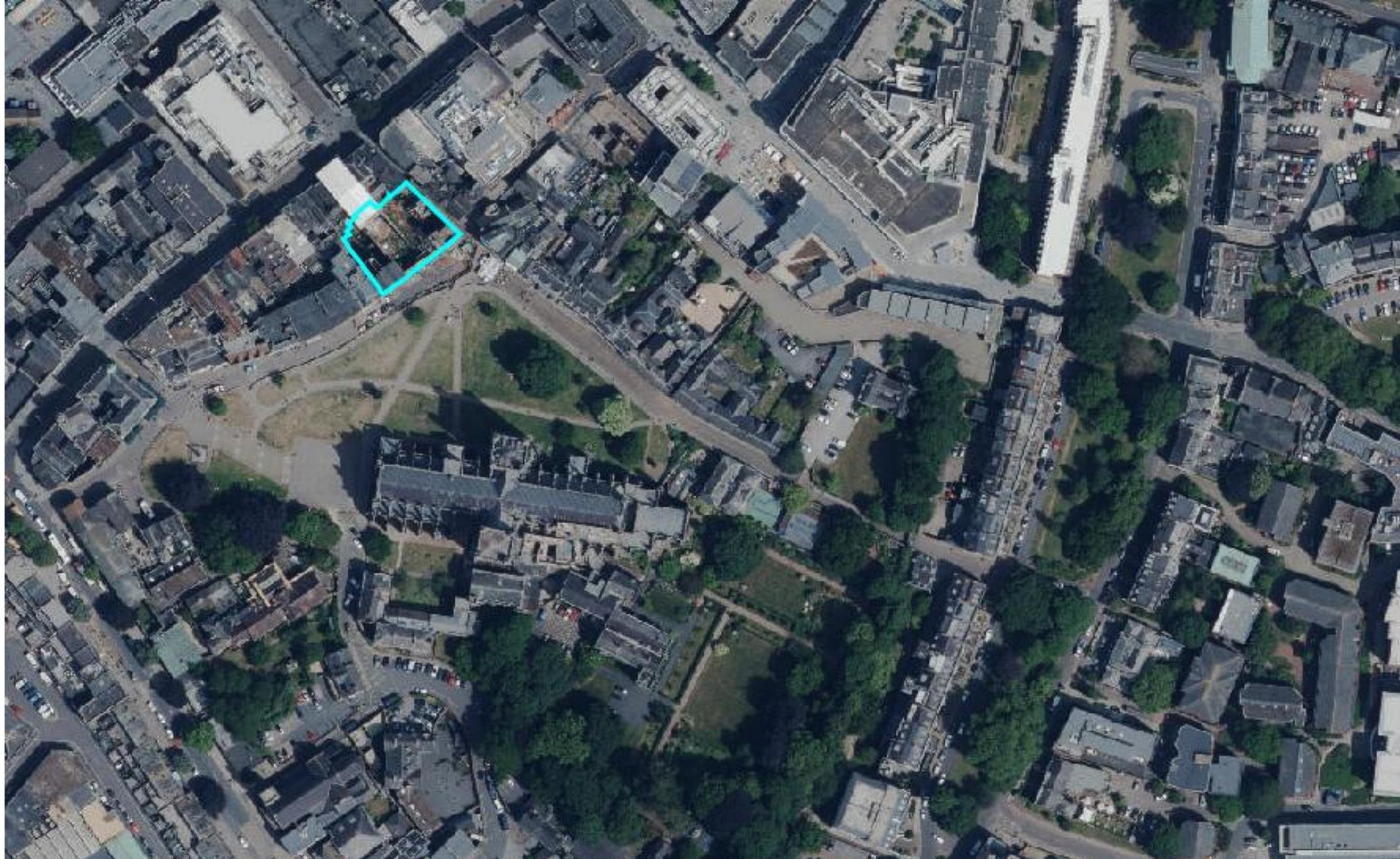
Applicant: Nooko Developments Ltd

Proposal: Redevelopment of the Royal Clarence, to include 25 new residential dwellings on the upper floors with part residential on the ground and part basement floor. Commercial on the remaining ground and basement floor as a public house and restaurant.

Case Officer: Christopher Cummings



SITE LOCATION PLAN



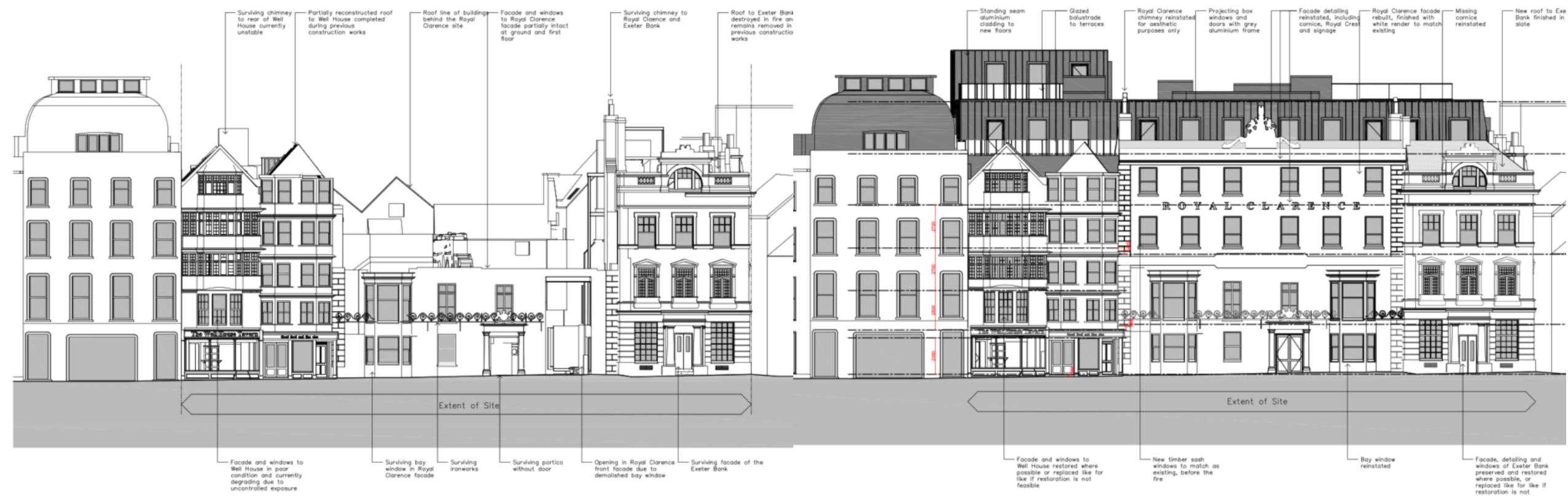
AERIAL VIEW



EXISTING SITE PHOTO



THE WELL HOUSE



EXISTING AND PROPOSED FRONT ELEVATIONS

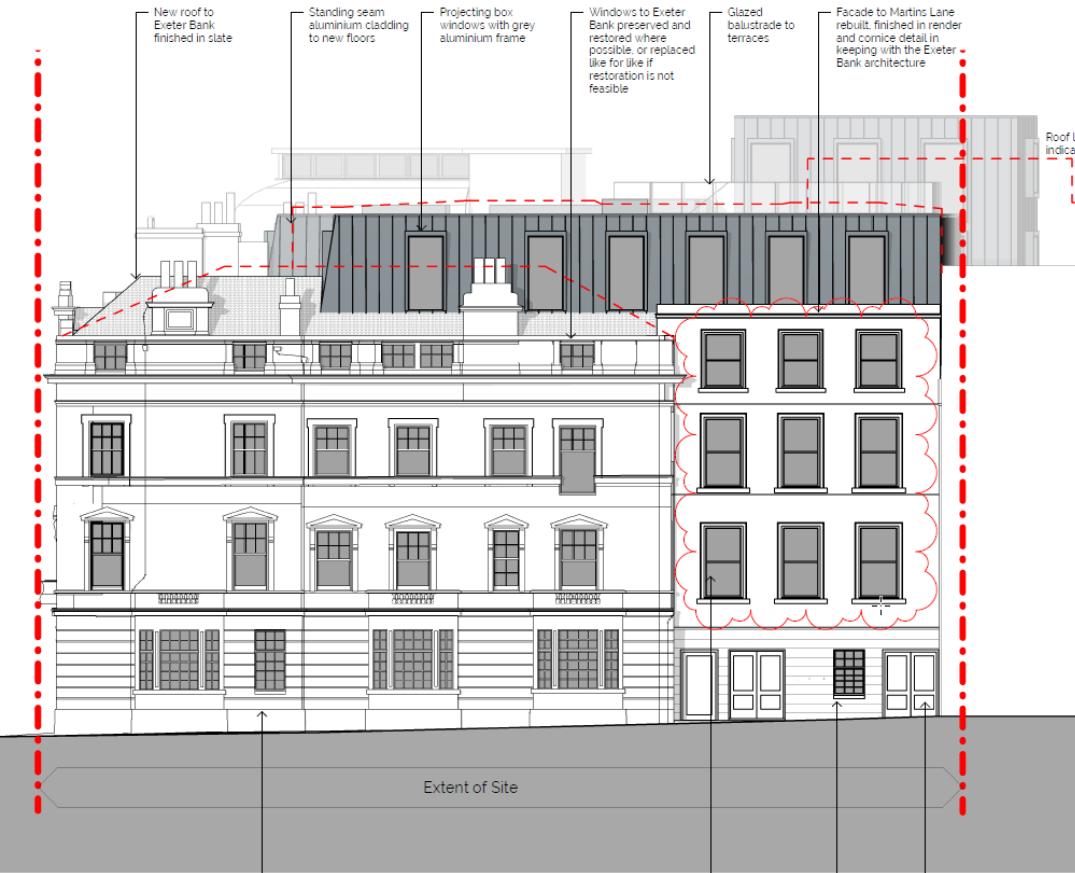


APPROVED 22/0236/FUL



PROPOSED

PREVIOUS APPROVAL AND PROPOSED (CATHEDRAL GREEN)



APPROVED 22/0236/FUL

PROPOSED

PREVIOUS APPROVAL AND PROPOSED (MARTINS LANE)



PROPOSED FIRST FLOOR



PROPOSED VISUAL

- Ground floor public house and restaurant with 25 dwellings on upper floors.
- Building height varying from 5 to 6 storeys
- Upper floors of Well House to be demolished (more modern aspects) with lower levels retained.

- Acceptable use of commercial and residential
- Accepted viability position and clawback mechanism will be secured.
- Less than significant harm to the listed building through careful retention and bringing vacant site back into use.

**DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT PERMISSION
SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE
THE FOLLOWING:**

- £1,284.72 per dwelling for recreational impacts on the Exe Estuary protected marine site.

Subject to a Deferred Contributions Mechanism

- 35% Affordable Housing to be paid as a financial contribution of £2,394,258.82.

- £16,083 for expansion of oversubscribed GP surgeries at Barnfield Hill, Southernhay House, St Leonards Practice and St Thomas Health Centre.

And the conditions set out in the application report/supplementary information sheet

**DELEGATE TO THE HEAD OF CITY DEVELOPMENT TO GRANT PERMISSION
SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE
THE FOLLOWING:**

- £1,284.72 per dwelling for recreational impacts on the Exe Estuary protected marine site.

Subject to a Deferred Contributions Mechanism

- 35% Affordable Housing to be paid as a financial contribution of £2,394,258.82.
- £16,083 for expansion of oversubscribed GP surgeries at Barnfield Hill, Southernhay House, St Leonards Practice and St Thomas Health Centre.

And the conditions set out in the application report/supplementary information sheet

25/0896/LBC

**DELEGATE TO HEAD OF CITY DEVELOPMENT TO GRANT LISTED BUILDING
CONSENT SUBJECT TO THE CONDITIONS SET OUT IN THE OFFICER
REPORT/SUPPLEMNTARY INFORMATION SHEET**

OFFICER RECOMMENDATION (CONT.)



EXISTING BASEMENT



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING FIRST FLOOR MEZZANINE



EXISTING SECOND FLOOR



EXISTING THIRD FLOOR



PROPOSED BASEMENT



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED FIRST FLOOR MEZZANINE



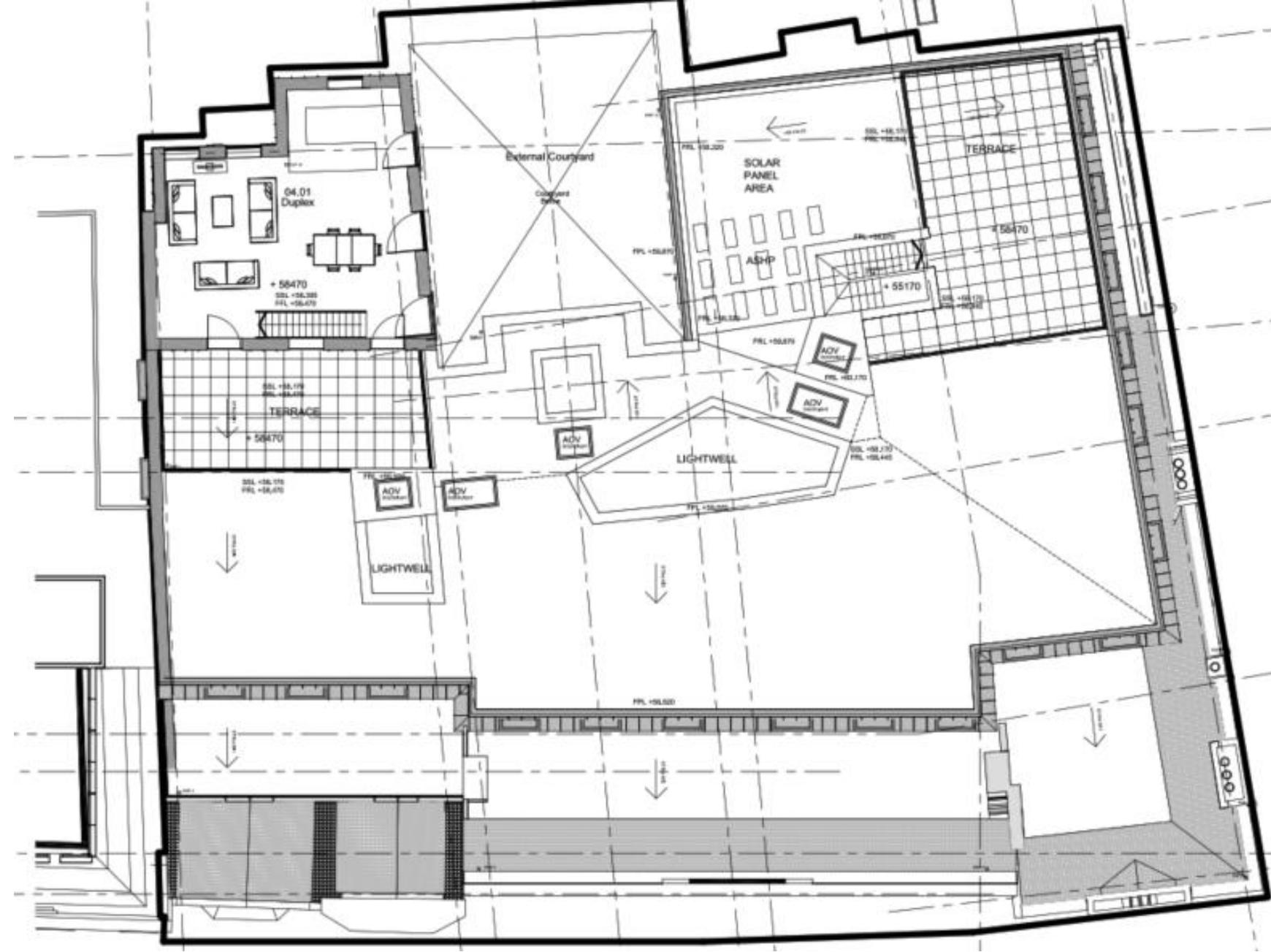
PROPOSED SECOND FLOOR



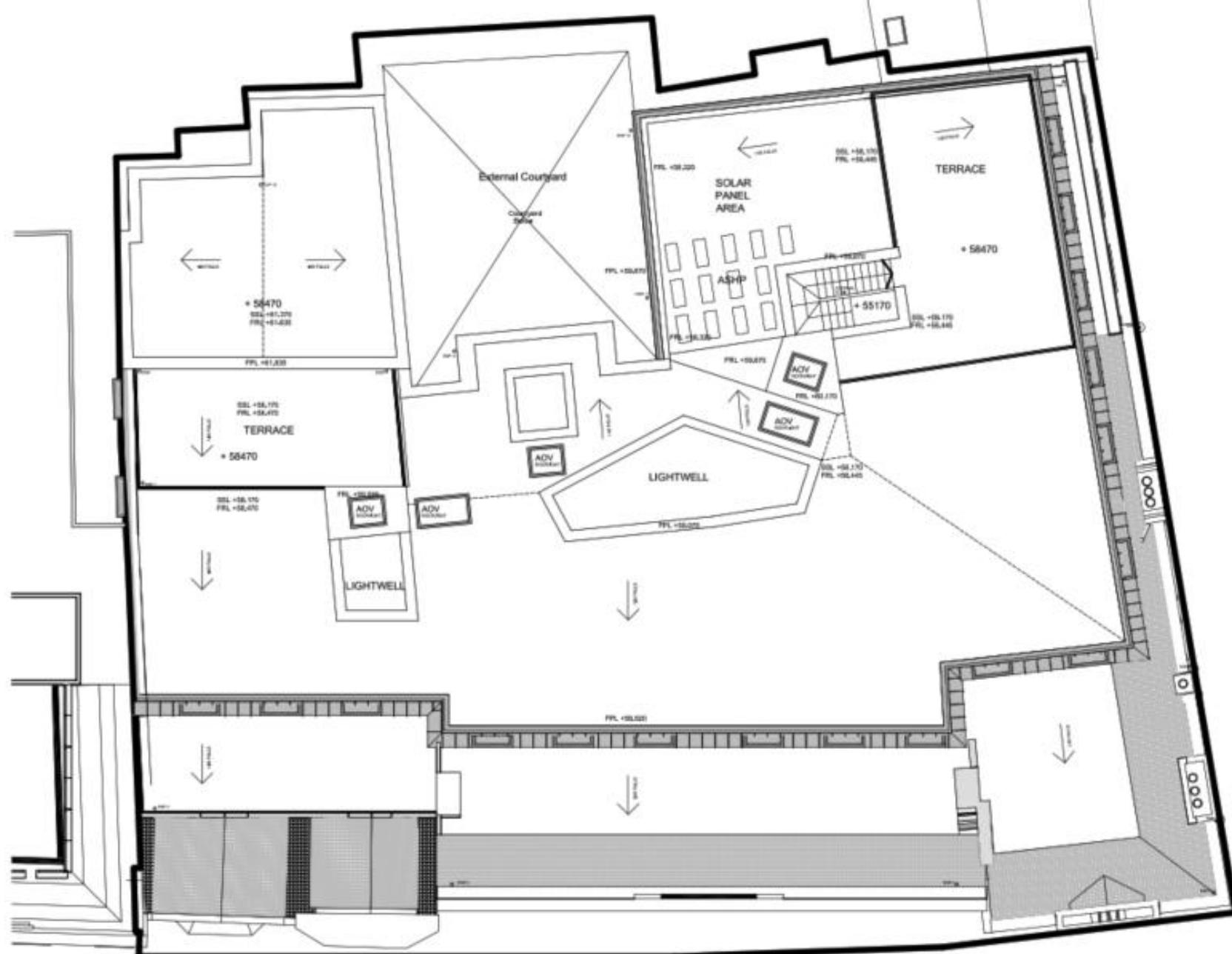
PROPOSED THIRD FLOOR



EXISTING FOURTH FLOOR



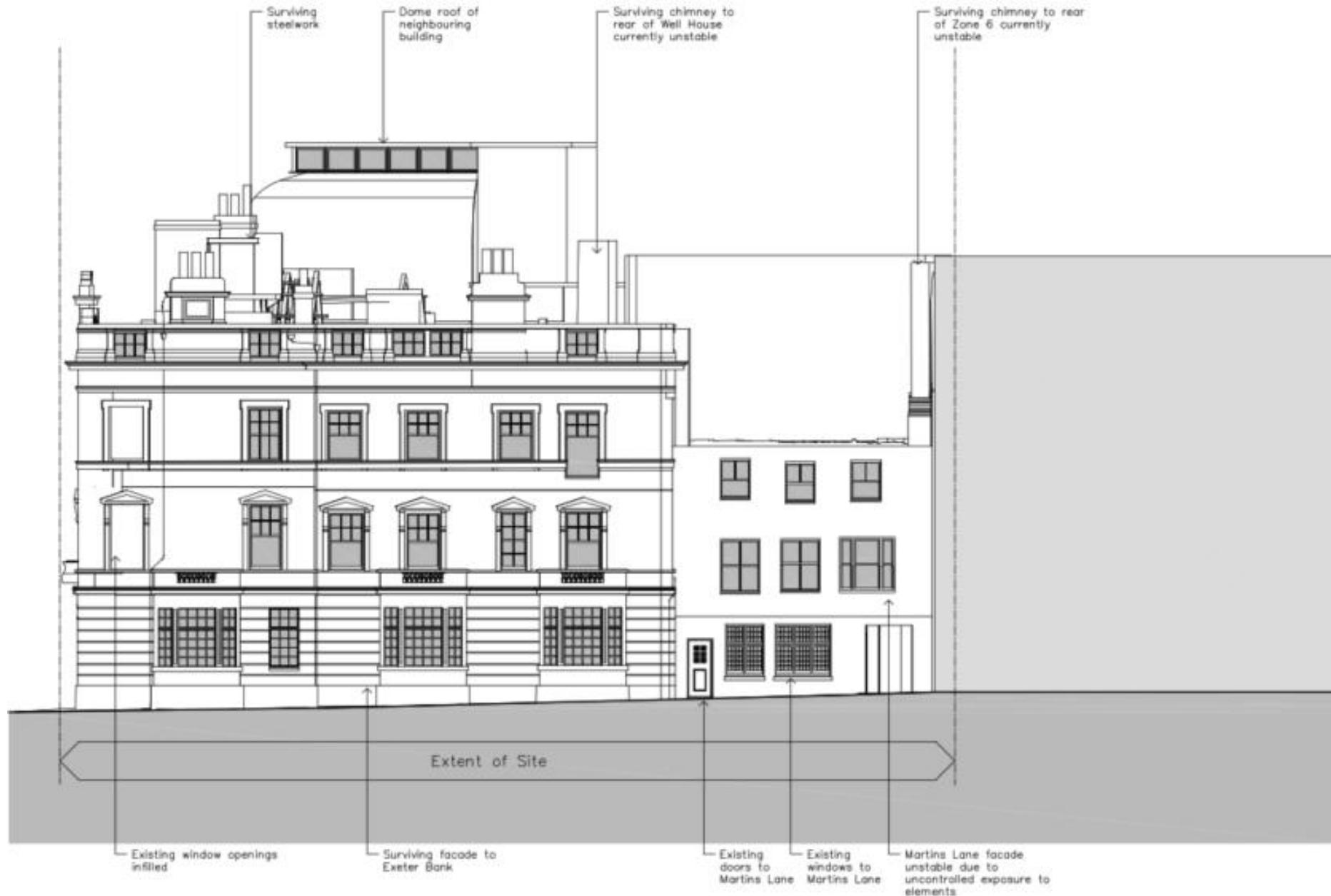
EXISTING FIFTH FLOOR



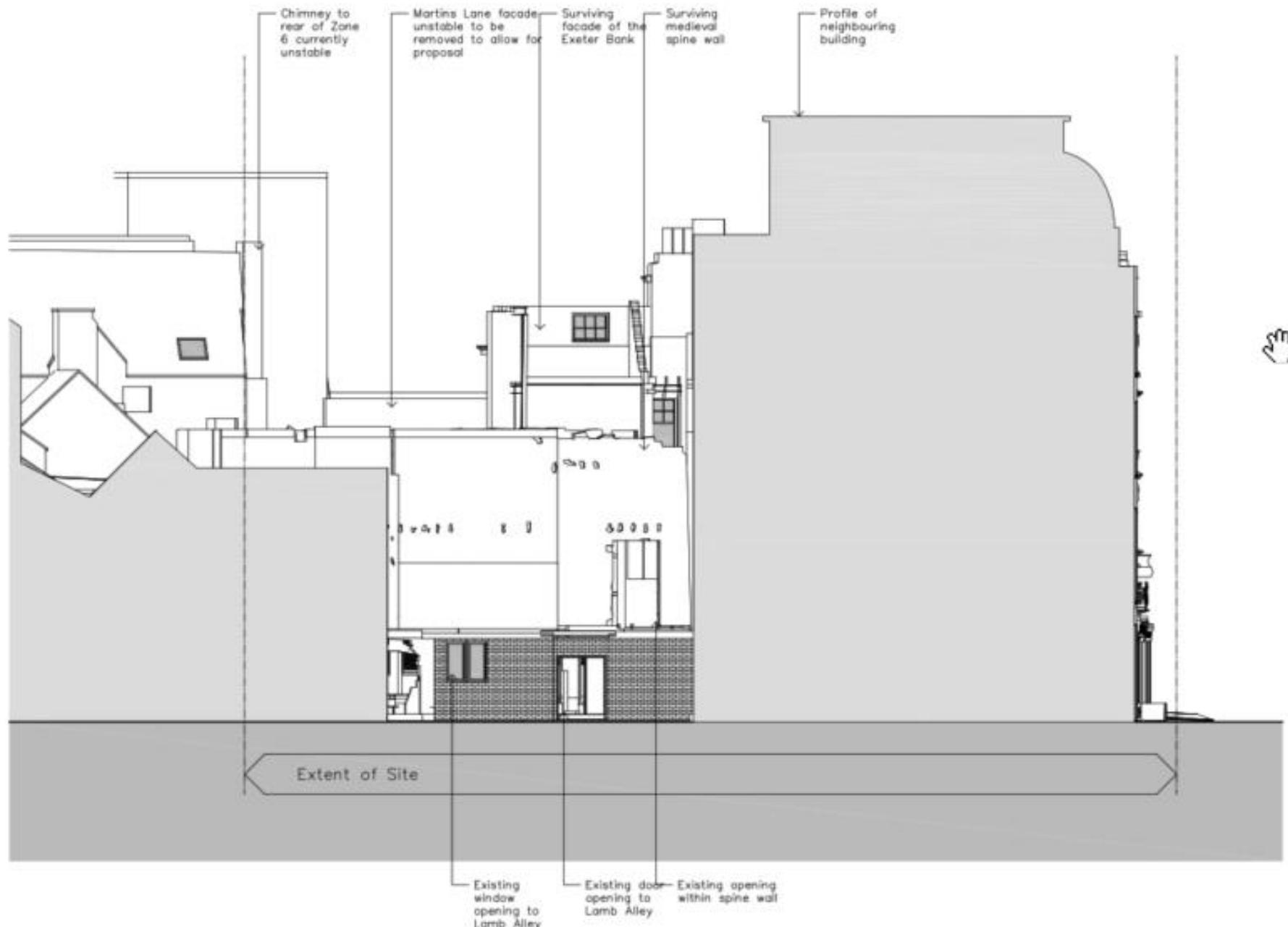
PROPOSED ROOF PLAN



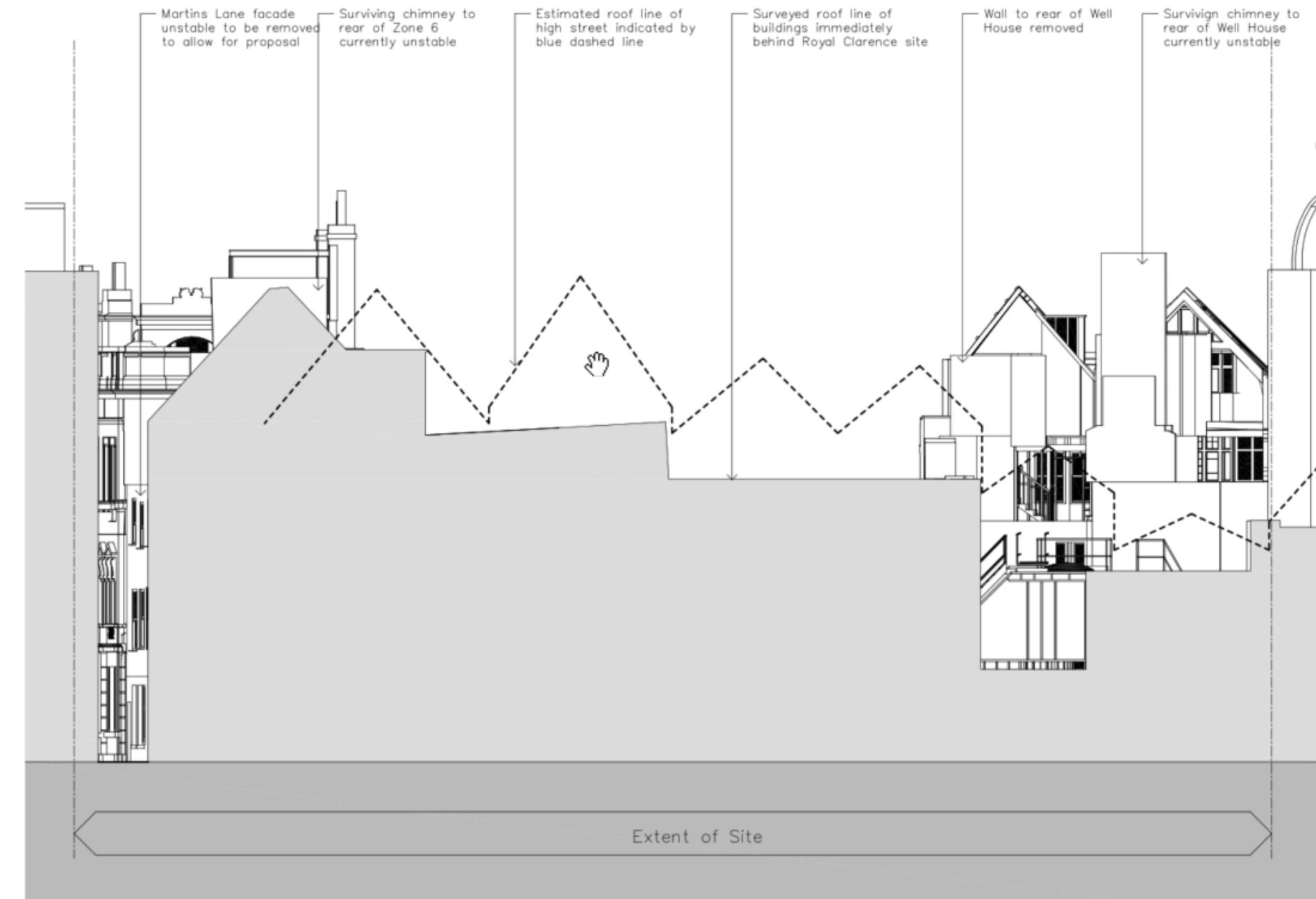
EXISTING SOUTH ELEVATION (CATHEDRAL YARD)



EXISTING NORTH EAST ELEVATION (MARTINS LANE)



EXISTING SOUTH WEST ELEVATION (LAMB ALLEY)



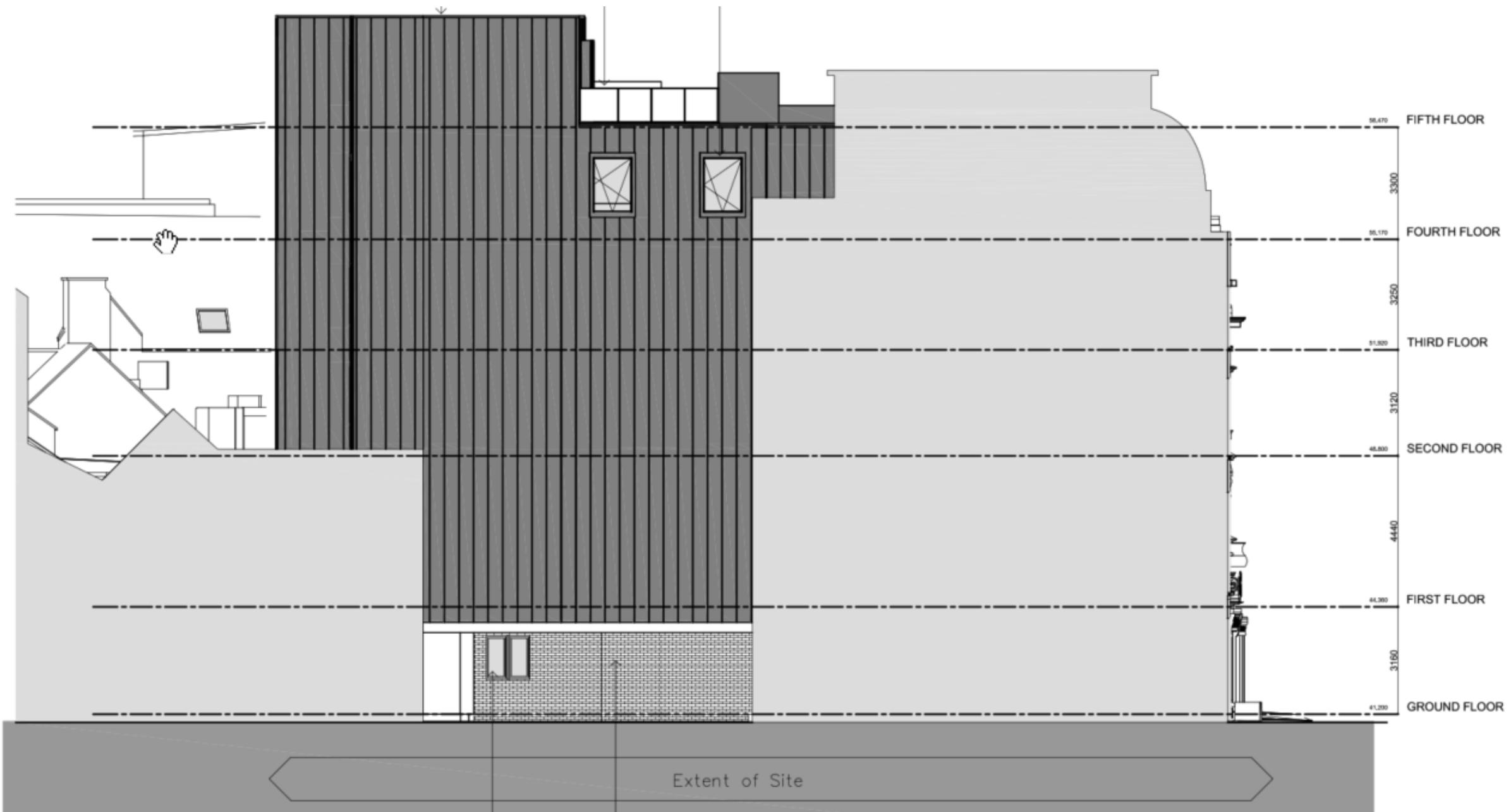
EXISTING NORTHE WEST ELEVATION (REAR)



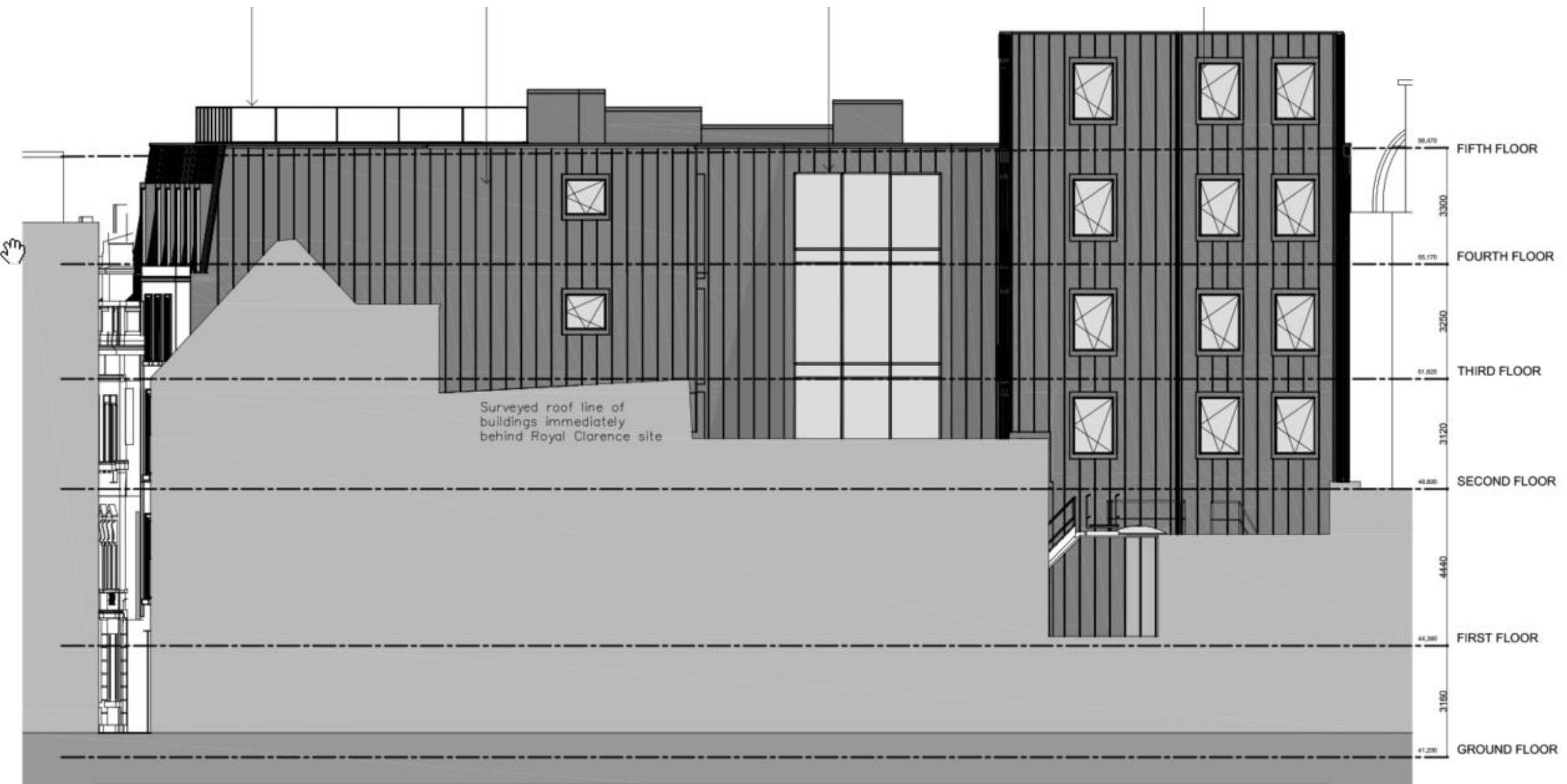
PROPOSED SOUTH EAST ELEVATION (CATHEDRAL YARD)



PROPOSED NORTH EAST ELEVATION (MARTINS LANE)



PROPOSED SOUTH WEST ELEVATION (LAMB ALLEY)



PROPOSED NORTH WEST ELEVATION (REAR)