

ITEM NO.

COMMITTEE DATE: 27 OCTOBER 2014

APPLICATION NO:

14/1993/03

FULL PLANNING PERMISSION

APPLICANT:

Mr M Edworthy
Library Lofts

PROPOSAL:

Refurbishment and extension to provide 34 student apartments and two Class A3 units.

LOCATION:

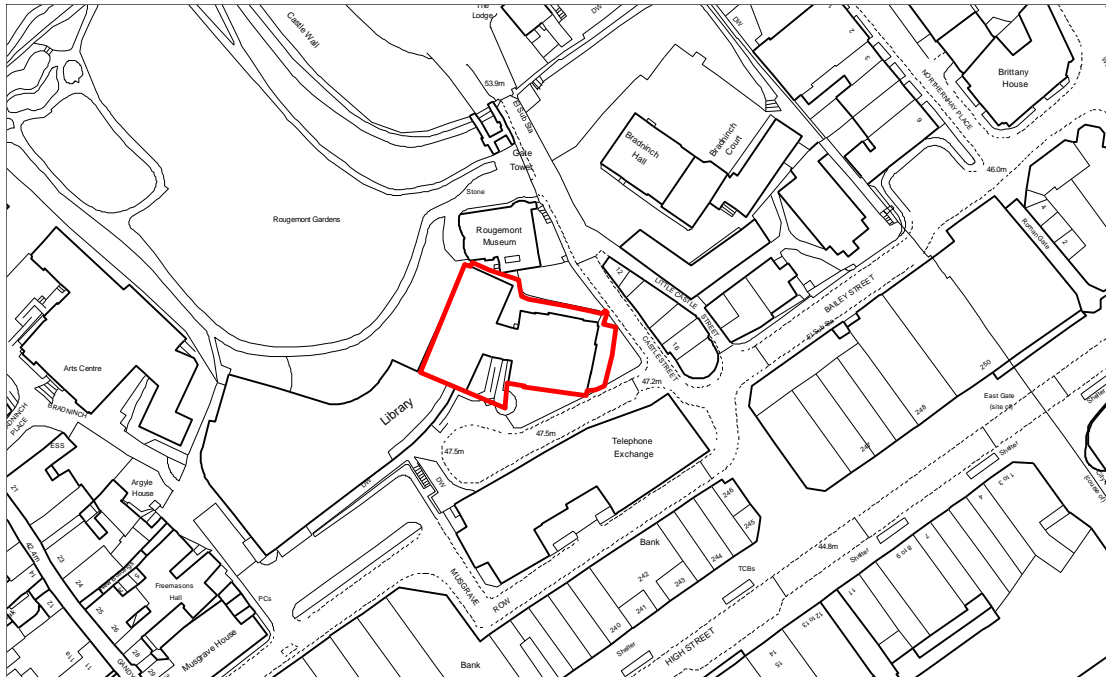
The Old City Library, Castle Street, Exeter, EX4 3PU

REGISTRATION DATE:

18/08/2014

EXPIRY DATE:

17/11/2014



Scale 1:2000

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HISTORY AND DESCRIPTION OF SITE

- Imposing 2 storey public building completed in 1930. Designed by Sidney Greenslade who was jointly responsible for the University masterplan in 1923.
- Suffered incendiary attack in the 1944 Blitz and was reduced to a shell, however continued to serve as the City library until the present library was constructed in 1965.
- The building continued to serve as book store, record office and, most recently, as the City Registry Office.
- It was sold in 2014 to the developers responsible for the Dean Clarke House student loft redevelopment for a similar scheme.

DESCRIPTION OF PROPOSAL

- Proposals are for 34 student loft apartments on the existing first and a new second floor and two ground floor A3 units.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Heritage Statement
Planning, Design and Access Statement
Ecology Statement

REPRESENTATIONS

None

CONSULTATIONS

Highways
Environmental Health
English Heritage
Natural England

OBSERVATIONS

Principle of student accommodation on the site

In 2007 Members adopted Supplementary Planning Guidance (SPG) relating to the expansion of the University. This sets out 9 principles relevant to consideration of proposals related to the University. This proposal for student accommodation is clearly related to the University and as such those principles set out in the SPG that relate to accommodation provision are clearly material considerations to the determination of this application. The relevant principles are as follows:

- The City Council will expect 75% of additional student numbers attending the University to be accommodated within purpose-built accommodation.
- The City Council will seek the provision of as much purpose-built student housing as possible to reduce the impact on the private sector housing market.
- The City Council recognises that relatively high density managed accommodation on appropriate sites will need to make a significant contribution to meeting future [student housing] needs.
- The City Council favours provision of further student accommodation in the following general locations:- City Centre - St David's Station/Cowley Bridge Road area - more intensive use of the Duryard Campus.

The SPG also supports development in sustainable locations with no-car tenancies. Given the city centre location of the site, and the nature of the accommodation proposed, it is considered that the proposal is consistent with the principles set out in this SPG.

Impact on nearby Heritage Assets

The Old City Library lies wholly within the Central Conservation Area and is adjacent to the Grade II* Rougemont House. Furthermore, the rear section overlooks the Grade II Registered Park and Garden of Rougemont and Northernhay Gardens and it is within the setting of the Scheduled Monument of the Castle Wall.

The existing elevations will be largely unaffected by the development however the main intervention is the additional storey at roof level, which will impact on views of the building itself and of the surrounding Heritage Assets as described.

The original roof was lost during the 1944 incendiary bombing raids. The proposals seek to construct a contemporary "roof" that incorporates additional accommodation.

Highway/traffic impact

Given the central location of the site and its proximity to public transport facilities, the car free status of the development is considered appropriate. The scheme incorporates provision for 30 covered or indoor cycle parking spaces. The Highway Authority has raised no objection to the proposal on traffic generation or highway safety grounds.

The site represents a highly sustainable location for this sort of development with easy access to both the main University campuses by a range of travel modes including walking, cycling and public transport. Overall the proposal is considered acceptable from a highways perspective.

Consultations

Highway Authority - requested additional cycle parking which has now been provided and agreed.

Environmental Health - requested a Noise Impact Assessment for the apartments fronting onto Castle Street and details of the potential flues and extractors for the ground floor units. These additional items have all been provided and agreed; conditions will be attached to any consent granted.

English Heritage - Consider that the additional storey is going to detrimentally alter the impact on views of the group of buildings; Rougemont House, the Norman Gatehouse, the Gardens and the Castle. Furthermore, the "slab" nature of the roof form (covering both sections of the building at the same height) was not appropriate in the setting. Following this advice, the architects amended the roof to allow a break in the narrow circulation area between the two blocks and also produced 3D images, which offer a better understanding than the orthogonal elevations. English Heritage appreciate the efforts made to reduce the impact of the roof however still consider that the roof extension is too dominant.

Natural England - referred to standing advice regarding protected species. The Ecology report submitted with the application states that there was no evidence of bats or birds found during the investigation of the building and as such it is considered unlikely that the development will impact on any protected species.

Section 106 Agreement

To provide a S106 agreement to secure a management plan and retention as student accommodation, a unilateral undertaking is being prepared by the applicant who developed a similar model of accommodation at Dean Clarke House.

Financial Contributions

The new build (roof) element of this proposal is CIL liable and this equates to approximately 670m² (£53,600.00).

The development will attract New Homes Bonus of £150,000.00 over 6 years.

SITE INSPECTION PARTY

A Member site visit was proposed for Monday 15th October. Members considered the plans and undertook to visit the site independently. There were no issues raised from this discussion.

RECOMMENDATION

Subject to the receipt of an agreed unilateral undertaking securing a Student Management Plan and continued use as student accommodation, delegated authority be given to the Assistant Director City Development in consultation with the Chair of Planning Committee to **APPROVE** the application 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 August (*dwg. no's: AS14 01 L.01.11 revP1*), and on 7th October (*dwg. no's: AS14 01 L.02.10 rev P4, AS14 01 L.02.11 rev P4, AS14 01 L.02.12 rev P4, AS14 01 L.03.10 rev P2, AS14 01 L.04.10 rev P2, AS14 01 L.04.11 rev P2*) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Notwithstanding condition no (2), no work shall commence on site under this permission until full details of the secondary glazing to principal windows has been

submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details.

Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.

- 4) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.

Reason: To ensure that the materials conform with the visual amenity requirements of the area.

- 5) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the amenity of the area is protected.

- 6) The developer shall submit full details of kitchen extraction odour control at the A3 uses for approval in writing prior to occupation of the A3 uses. The agreed systems shall be installed in full and operated as agreed thereafter. (For further guidance, the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', particularly Annex B)

Reason: To ensure the details are agreed prior to occupation.

- 7) The developer shall undertake testing of the existing building glazing, and based on the results shall submit a scheme for protecting the development from noise and providing additional mechanical ventilation. This scheme shall be submitted to and approved by the Local Planning Authority before development commences. All works that form part of the scheme shall be completed before any of the permitted development is occupied.

The applicant should aim to achieve at least the standards for internal and external noise levels specified in BS8233:2014 Sound Insulation and Noise Reduction for Buildings.

Reason: To ensure the amenity of the residents.

- 8) No development shall take place until a Construction and Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Notwithstanding the details and wording of the CEMP the following restrictions shall be adhered to:

- a) There shall be no burning on site during demolition, construction or site preparation works;
- b) Unless otherwise agreed in writing, no construction or demolition works shall be carried out, or deliveries received, outside of the following hours: 0800hrs to 1800hrs Monday to Friday, 0800hrs to 1300hrs on Saturdays, and not at all on Sundays and Public Holidays;
- c) Dust suppression measures shall be employed as required during construction in order to prevent off-site dust nuisance.

The approved CEMP shall be adhered to throughout the construction period.

Reason: To ensure that the construction of the development does not impact on the amenity of the neighbourhood.

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