

Planning Committee Report	
Planning Ref:	FUL/2020/0872, LB/2020/0798, OUT/2020/0873,
Site:	Former Civic Centre Site, Earl Street
Ward:	St Michael's
Proposal:	<p>FUL/2020/0872 - Full planning application for extensions and alterations to Civic Centre 2 and basement, and erection of first phase of new university campus (Class D1) including academic facilities, auditorium, serviced apartments (Class C1), retail unit (Class A1/ A2/ A3) and, associated works, access landscape, infrastructure, cycle and car parking.</p> <p>LB/2020/0798 - Extensions and alterations to Civic Centre 2 and basement, and erection of first phase of new university campus and, associated works, access landscape, infrastructure, cycle and car parking.</p> <p>OUT/2020/0873 - Outline planning application with all matters reserved except for access, scale and layout, for, the erection of a new university campus with business/ innovation/ research and other ancillary uses (Flexible Class B1/D1)</p>
Case Officer:	Anne Lynch

SUMMARY

The application proposes redevelopment of the former Civic Centre site for a new university campus for Coventry University. Three planning applications have been submitted to include a full planning application with associated application for Listed Building Consent for the first phase which incorporates the Grade II Listed Civic Centre 2 and its courtyard and the Grade II* medieval basement on the site of the Old Star Inn. The Cellarage below the site of Palace Yard (Grade II Listed) is also within the application site but no further works are proposed in respect of the latter.

There are objections from the Twentieth Century Society and therefore the applications that involve works to the Listed Civic Centre 2 need to be referred to the Secretary of State to consider whether or not they wish to intervene.

BACKGROUND

Planning Permission and Listed Building Consent was granted in 2018 for demolition of the Civic Centre buildings and alterations of Civic Centre 2 (Grade II listed); and works relating to the medieval basement on site of Old Star Inn (Grade II* listed) as well as the Cellarage below the site of Palace Yard (Grade II listed). The demolition works have been carried out and the site is secured. The applicants have carried out a number of pre-application consultation events and discussions with interested parties, Members and Officers and have presented various design iterations of their proposals. Early designs suggested the demolition of Civic Centre II but following its statutory designation as a Grade II Listed Building the applicants have reviewed design options to seek to retain this building within the development. The application for consideration by Planning Committee is for redevelopment of the former Civic Centre site with a scheme that retains Civic Centre II but

with removal of two of the end sections and internal alterations to the building itself and to its courtyard.

KEY FACTS

Reason for report to committee:	More than 5 representations contrary to the officer's recommendation.
Current use of site:	Vacant following demolition of all buildings except for those which are listed heritage assets.
Proposed use of site:	Education - academic facilities, auditorium, serviced apartments (Class C1), retail unit (Class A1/ A2/ A3) and, associated works, access landscape, infrastructure, cycle and car parking.
Building height	Phase One – up to 6 storeys plus basement Phase Two – up to 5 storeys
Floor space	Phase One – 11,486 square metres of university floorspace, 183 square metres of retail floorspace, 350 seat auditorium, 36 serviced apartments. Phase Two – 15,000 square metres across three buildings.
Cycle parking spaces	Phase One - 30
Electric Vehicle charging Points	10% of the car parking spaces will have EV charging points.

RECOMMENDATION

Planning Committee are recommended to resolve that they are minded to approve the application for full planning permission, reference FUL/2020/0872, subject to conditions and the Secretary of State not wishing to intervene regarding determination of the application.

Planning Committee are recommended to resolve that they are minded to approve the application for Listed Building Consent, reference LB/2020/0798, subject to conditions and the Secretary of State not wishing to intervene regarding determination of the application.

Planning Committee are recommended to grant Outline planning permission, reference OUT/2020/0873, subject to conditions.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal will cause harm to the significance of the Grade II Civic Centre 2 building but that harm is considered to be less than substantial and is outweighed by the substantial public benefits of the proposals.
- The proposals are not considered to cause harm to the significance of any other Listed Buildings or the Conservation area.

BACKGROUND

APPLICATION PROPOSAL

The development is proposed in two phases with a full planning application for phase one and as this phase incorporates designated Listed Buildings there is also an application for Listed Building Consent. Phase two is submitted in outline form seeking approval of access, scale and layout.

Phase One

The full application proposes the erection of a new university building to the northern section of the site. This will comprise:-

- Retention, alteration and extension of Civic Centre 2;
- Building height of up to 6 storeys (plus basement);
- 11,486sq.m of university floorspace;
- 183sq.m of retail floorspace;
- 350 seat auditorium;
- 36no. serviced apartments (Class C1);
- 30no. secure cycle parking spaces; and,
- Extensive landscape scheme

The development will retain the existing vehicular access from Much Park Street and pedestrian access will be provided from Little Park Street, Earl Street and Much Park Street. The University is required to retain at least 109 car parking spaces on site. In respect of Phase One, these will be provided within the existing carpark between the Magistrates and Crown Courts and an additional parking area which formed part of the demolition consent which will be available until the development of Phase Two.

The development will be serviced from the existing access from Much Park Street and the bin stores will also be in this location.

The serviced apartments will be located within the north-east corner of the site and will be managed by the University for use by visiting lecturers and researchers.

Listed Building Consent

Works are proposed to Civic Centre II, Palace Yard and the Old Star Inn that require Listed Building Consent, including:-

CC2

- Replacement of the north façade treatment of the existing CC2 block with new series of jettied angled bays;
- Removal of the western two bays;
- Replacement of the south façade treatment of the existing CC2 block with new full height fixed panels of curtain walling based on Seeley's original design drawings;
- Over spanning of the CC2 Block within the enclosure of the new building;
- New structural interventions to support roof and second floor structure;
- New internal east and west facades at first and second floors;
- Removal of some internal fabric including the staircase;
- Relocation of the pond and mosaic benches; and
- Repositioning of the material samples from the courtyard into the new atrium.

Palace Yard Cellar

- Access provision.

Old Star Inn

- Retention of the stone vaulted medieval basement of the Old Star Inn, integrating the space with the overall design of the proposals;
- Removing the former CC2 structural column, temporary propping and repairs to the vaults; and
- Lowering the floor level.

Phase Two

The outline application reserves appearance and landscaping for future consideration and comprises the creation of a new university campus to the south of the site, comprising three buildings and approximately 15,000 square metres of floor space. The building will be for a mix of university functions, including potential new space for research and development.

The layout proposes a central square forming an east-west axis, along with a new north-south axis which provides for a pedestrian street through the development site. Whilst the design of these buildings will be for future consideration the proposals set out parameters for the scale of the buildings which vary from 102 and 108.55 (AOD) and indicated as such to sit with the form and height of Phase One and the Magistrates Court.

SITE DESCRIPTION

The site is approximately 1.19 hectares and all the unlisted buildings have been demolished.

The northern boundary of the site is to Earl Street. Civic Centre 3 has been demolished from the north-western corner of the site and this building had an area of European Regional Development Fund (ERDF) planting immediately to the front and side which has been retained. Civic Centre 3 faced the Listed Council House on the opposite side of the road and adjoined the Grade II Listed sections of Civic Centre 2 to the east with its Listed Courtyard behind. Civic Centre 2 and its courtyard are still in situ and are enclosed and protected with security hoardings.

The remainder of the buildings to the northern boundary have been demolished and these comprised the unlisted sections of Civic Centre 2 and an adjoining row of shops with flats above.

There is a bar/restaurant opposite Civic Centre II on Earl Street. There is a pedestrian footpath in front of Civic Centre 2 and its hoardings and a pedestrian crossing links this side of the street to a pedestrian footpath in front of the bar opposite. The highway has been narrowed along this section so that it now only accommodates a single lane for one-way vehicular traffic. The Herbert Art Gallery is on the opposite side of the road to the north-east of the site and Coventry University campus buildings are beyond this.

In addition to the listed elements of Civic Centre II, the two basements; a medieval basement on the site of Old Star Inn which is Grade II* listed and the Cellarage below the site of Palace Yard which is Grade II listed are located under the buildings fronting Earl Street.

To the east of the site there is a wide access that previously led to the basement and service area of Civic Centre 4. (Civic Centre 4 was located to the south-east of the site and has been demolished.) This access also serves the underground parking area for the County Court. The court itself is set beyond the south-eastern boundary of the site with an access ramp and landscaping which runs from the aforementioned access up the court building along the remaining length of the eastern boundary of the site. The land rises from the north with the County Court having its ground floor at a higher level than those buildings which

fronted Earl Street. Coventry University campus buildings are on the opposite side of the road on Much Park Street and they continue to the east.

There is a ramped access from the site between the western boundary of the County Court and a car park which also serves the courts and provides some spaces for Council staff and Elected Members. To the south-west of the site and to the west of the car park is the Magistrates Court. These buildings and the car park have access from St Johns Street to the south. The Magistrates Court also has access from the east and north.

The western boundary of the site was formerly the approach to Civic Centre 4 and to the north of this is the area where Civic Centre 1 buildings have been demolished. In front of this section of the site there is an extensive planting area facing Little Park Street and the buildings opposite. The planting of the area to the west was also carried out as part of the ERDF works and these link into the section to the north-east where they link into the planting in front of the former Civic Centre 3. The levels also change, rising from west to east across the site.

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2017/3089	Demolition of Civic Centre site and associated works	Approved 31 st July 2018
LB/2018/0622	Proposed alterations of Civic Centre 2 (Grade II listed); and works relating to medieval basement on site of Old Star Inn (Grade II* listed) as well as Cellarage below site of Palace Yard (Grade II listed)	Approved 31 st May 2018

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is "fundamental to what the planning and development process should achieve".

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

National Design Guide

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs

Policy DS3: Sustainable Development Policy

Policy H6: Affordable Housing
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy JE7: Accessibility to Employment Opportunities
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC2: Road Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM5 Sustainable Drainage Systems (SuDS)
Policy EM6 Previously Developed Land
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

City Centre Area Action Plan

Policy CC1: Coventry City Centre – Development Strategy
Policy CC2: Enhancement of Heritage Assets
Policy CC10: Environmental Management
Policy CC26: The Warwick Row Area

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development
SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

No Objections received from:

- Housing Policy Officer
- Historic England who indicate that the proposals will result in substantial harm to Civic Centre 2, but they do not object or recommend refusal.
- The Conservation Officer indicates that the proposals will result in less than substantial harm, but this is finely balanced, and the application needs to be weighed against the public benefits of the scheme in line with the NPPF.
- West Midlands Fire Service

No objections subject to conditions/contributions have been received from:

- Urban Design
- Conservation
- Highways
- Environmental Protection
- Archaeology
- Environment Agency

Objections have been received from:

- The Twentieth Century Society
- The Coventry Society

The Coventry Society support the redevelopment of the site for Coventry University in principle, but they are unhappy with the unnecessary damage proposed to the listed building. They believe that all of the listed structure should be retained and at least the north elevation facing Earl Street.

The Twentieth Century concludes that they:

“have been appalled by the irreverence these proposals display towards this listed building that contributes to the story of Coventry’s rebirth in the post-war period. The application documentation reveals that the conservation of Civic Centre 2 has not been seriously considered during the development of these proposals. The listing grade of the Studio Block and courtyard are incorrectly stated at some points in the application and the heritage assessment claims that Civic Centre 2 is not of national importance, which constitutes a fundamental misunderstanding of the concept of listing. In line with paragraphs 194 and 195 of the National Planning Policy Framework (February 2019) we recommend that you refuse consent for this application as the substantial harm to the significance of Civic Centre 2, a Grade II listed building, that would result from the proposals has not been shown to be either exceptional or necessary to achieve substantial public benefits. The Twentieth Century Society therefore objects to this application in the strongest terms and wishes to see these proposals be comprehensively revised to sustain the significance of these designated heritage assets”.

Immediate neighbours and local councillors have been notified; site notices were posted on 7th May 2020. A press notice was displayed in the Coventry Telegraph on 30th April 2020.

2 letters of objection have been received to the full planning application; and 8 in respect of the application for Listed Building Consent, raising the following material planning considerations:

- a) City Centre 2 is a listed building that has significant interest and value and should not be altered as part of redevelopment.
- b) The elevation facing Earl Street should retain its present appearance. Listed buildings must not be altered.
- c) The site includes a Grade 2 listed building and courtyard. It has significant interest and value as it encompasses buildings and remains which date from medieval up to those which were at the heart of our post war regeneration.
- d) Loss of public amenity space.
- e) The University’s scheme is grandiose and out of scale with the remaining buildings.
- f) The floor plan and present disposition of the fenestration in Civic Centre 2 produces a flexible and adaptable space for the future.
- g) The scheme for Civic Centre 2 was executed by a distinguished architect.
- h) The proposals will result in significant harm to the building and its setting.
- i) Demolishing two bays of the Earl Street elevation amounts to the destruction of a quarter of the fabric of a listed building. The justification is that the resulting glazed void will improve the view along St Mary’s Street, and echoes the axis of the new cathedral. But what is the point of this? Between the site of the former CC2 and that of the new Cathedral lie the ruins of St Michael’s. Axial symmetry is a concept foreign to the siting and design of the new Cathedral. Basil Spence devised an oblique, picturesque approach in which older buildings would veil and mediate the visitor’s experience of the new Cathedral. That sensitivity and contextualism is signally absent from the present proposals.
- j) The proposed treatment of the curtain walling of the Earl Street elevation will destroy the elegance and refinement of the original. Canted bays are said to make the street view

'more interesting' but simply add to the eclecticism of the design. The proposal to place columns behind the original *pilotis* to frame the glazing creates further muddle.

- k) On the interior of the building, the original staircase is alleged not to be part of the listing, but this is surely not the case. The view from this staircase looking down to the paving samples was a key element in the design of the building. Why not reinstate it in a way which conforms to present-day safety norms, and which allows the view of tile samples originally mounted on the wall as well as samples of paving the courtyard?
- l) The CGI 'View 1 with courtyard samples' shows the enclosed glass box – originally designed to hold models and exhibitions – marooned bizarrely in the atrium of the new building. Worryingly, the CGI also shows the arrangement of columns within this enclosed box to be different from that shown on the Ground Floor plan.
- m) The proposal does little to complement the Council House and Cathedral.
- n) The standard of design needed for listing of post-war buildings is higher than for buildings of earlier periods, thus Civic Centre 2's designation indicates its particular importance at national level.
- o) Very little effort has been made to retain CC2's historic fabric or form.

Further neighbour consultation was sent on the amendments and any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, heritage, design, residential amenity and highway safety.

Principle of development

The site is located within the Civic area of the City Centre. Policy CC14 of the City Centre Area Action Plan states that new developments within the Civic Area must have regard to its historic characteristics of public service provision. As such, the following uses will be acceptable:

- Social and community uses;
- Leisure and recreation uses;
- Educational uses, including new university and research provisions;
- Office use;
- Residential development; and
- New multi-storey car parking.

It further states that new developments must also respect and enhance the setting of the area's heritage assets, and where appropriate incorporate them into the design of new buildings and landscape.

Any A1 retail use should form part of a mixed-use scheme for it to be supported in the Civic area.

Policy CC14 also includes a plan for this area and shows development plots within this area in place of the existing buildings.

Redevelopment of this site for education purposes is therefore consistent with Policy CC14, the retail elements form part of a mixed-use scheme, the proposals incorporate the historic elements and the principle of development is therefore considered acceptable.

Design and Heritage

Statutory duties

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides:-

“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72(1) of the Act sets out the general duty in respect of conservation areas as follows:-

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), [which include the planning Acts] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

(Words in square brackets supplied)

The High Court has considered the application of sections 66(1) and 72(1) in a development control context in the **Barnwell Manor** and **Forge Fields** cases.

In **Barnwell Manor** the Court held that in enacting s.66(1) Parliament had intended that the desirability of preserving the setting of listed buildings should not simply be given careful consideration by the decision maker for the purpose of deciding whether there would be some harm, but should be given ‘considerable importance and weight’ when the decision maker carried out the balancing exercise.

Similarly, in **Forge Fields** the Court decided that s.72(1) obliged a local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. That involved more than merely giving weight to those matters in the planning balance: “preserving” in the context of s.72(1) (and s.66(1)) meant doing no harm. There was thus a strong statutory presumption against granting planning permission for any development which would fail to preserve a conservation area’s character or appearance. Accordingly, local planning authorities must take care to avoid the approach of merely balancing the harm to heritage assets against other planning benefits on the basis there is no overriding harm. That would be a “false approach”, which would reverse the statutory presumption against approval.

National policy

The National Planning Policy Framework (2019) reflects the approach in **Barnwell Manor** and **Forge Fields**. Paragraph 193 states:-

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

The relevant parts of paragraphs 194 and 196 further provide:-

“194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to a grade II listed building should be exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Paragraph 192 of the NPPF states, in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Development plan policy

Policy CC2 of the City Centre Area Action Plan promotes the enhancement of heritage assets. In the same vein, Policy HE2 of the Coventry Local Plan, ‘Conservation and Heritage Assets’, states that in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence. Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and details.

Assessment of the scheme’s impact on heritage assets

The northern, studio range of Civic Centre II and its courtyard were added to the statutory list in 2017 following a Certificate of Immunity from Listing application made to Historic England for the entire Civic Centre site (including Civic Centre, 1, II, III and IV).

The approved demolition removed those elements of the Civic Centre site not considered to be of “special architectural or historic interest”, leaving the listed studio range of Civic Centre II as a free-standing block. To the rear of Civic Centre II is its courtyard.

The heritage significance of the studio range and associated courtyard is summarised in Historic England's recent list description which summarises the reasons for designation as:-

Architectural quality: the deliberately spare, curtain-walled studio block with its concrete frame, supported on *pilotis*, is a good example of refined modern-movement design of the late 1950s which benefits from careful detailing;

Historic interest: the building was the centre of design activity for the vibrant team of architects who were responsible for Coventry's redevelopment, several of whom subsequently had notable careers in other cities across Britain;

Expression of the building's purpose: the studio floors with their glass walls and the panels showing different samples of tiles, brickwork and paving all showed the purpose of the building;

Popular inclusiveness: by providing a purpose-built exhibition space at ground floor level with glass walls the building was designed to share the plans and models for the continuing redevelopment of Coventry with its citizens; a rare example of such inclusiveness at that time.

The application is supported by a heritage statement that concludes that the scheme represents a good quality design that responds well to its surroundings. However, the proposals do involve some harm to the listed Civic Centre 2 building which, on balance can be considered not to constitute substantial harm or total loss of significance of a designated heritage asset as defined by the NPPF.

Objections have been received from The Twentieth Century Society and the Coventry Society. They consider that the Civic Centre 2 building and its courtyard should be retained in their current appearance. Both societies have been reconsulted on amendments and any further comments will be reported as late items.

Historic England provided an initial response and requested a number of amendments to the scheme together with further details about the specific works to Civic Centre 2, including how the courtyard samples are to be reused and the works to the medieval basement. Following receipt of additional information and amendments Historic England find that the proposals will result in substantial harm to the significance of Civic Centre 2 but do not object to the application or recommend refusal. Historic England recognise that this is a difficult case and they also recognise that the proposed treatment of Civic Centre 2 would lie outside the usual range of conservation outcomes. They consider that putting the paving samples in the atrium significantly reduces the harm caused. They also recognise that there are significant public benefits from the proposed scheme, including bringing the Grade II* former Old Star Inn undercroft back into a sustainable use and taking it off the Heritage at Risk register.

Historic England consider that the decision on whether or not the scheme causes substantial harm is a fine judgement. They advise that the decision-maker would be required by the Framework to give great weight to the conservation of the listed building in deciding whether the public benefits procured by the scheme would outweigh the level of harm. They advise that it is for the decision-maker to carry out that balancing exercise.

The Council's Conservation Officer considers the proposals will be less than substantial harm but also considers this to be a fine judgement.

The Council's Conservation Officer notes that the applicant's assessment of the nature of the significance of CC2 has been accepted by the local planning authority, informing pre- and post-submission consultation. Specifically, that the building's heritage interest is principally drawn from its illustrative value, with elements of its design embodying the democratic ethos that underpinned the post-war planning and reconstruction of Coventry city centre; and, that its aesthetic value is of a comparatively lower level of significance, by nature of the architecture representing a good but not exceptional example of mid-century civic design nor construction technique. The Conservation Officer further advises:-

"The redevelopment of the Civic Centre site is a welcomed opportunity to reintegrate CC2, a significant but degraded asset of Coventry's modernist heritage, into city centre life.

The proposals include the conservation of elements that make strong contributions to architectural and historic interest. Of greatest note is the restoration of the ground floor "glass box". The proposed integration of the box within the new facility as an area of public display and exhibition is welcomed, preserving the space's original use. Further positives are identified in the conservation of internal material sample panels, and their repurposing as visual focal points within the new scheme. These works will ensure key elements of the building's heritage interest are conserved, and the asset's capacity to illustrate the open and democratic philosophies underpinning Coventry's post-war reconstruction are, in part, sustained.

Whilst it is recognised that the courtyard is in a parlous condition, and that its original context has been eroded, the surviving space retains sufficient fabric for its original design and intended function to be understood. The loss of the courtyard will, as such, be harmful to the illustrative value of the asset. The retention and reposition of the majority of the courtyard samples and furniture is welcomed, and provides a degree of mitigation, but is not deemed sufficient to wholly balance the harmful impact.

The "embedding" of CC2 within the new university facility will markedly alter how its architectural interest is encountered and understood. Instead of a standalone building, of style and materials typical of the mid-20th century, CC2 will be read as one element of a multi-faceted and overtly modern composition. Efforts to differentiate CC2 within the new scheme are welcomed and it is accepted that it will remain somewhat aesthetically distinctive; however, the ability to perceive and appreciate CC2 as a feature of elevated heritage significance (relative to the new University buildings) will be diminished.

Considering the proposals as a whole, the extent of retention of traditional fabric is low, whilst replacement and intervention are high, including partial demolition. The rationales for change are accepted in some cases, however much of the proposed works will, therefore, by definition constitute renovation not conservation.

Balancing all factors, it is determined that the proposed development will bring a negative impact to the heritage significance of the asset, and that the degree of that impact will be high."

The Conservation Officer has considered the impact of the proposals on the significance of the heritage assets within the application site and others within the vicinity. With the exception of Civic Centre II, all impacts are found to be either neutral or positive and of

varying degrees. The most notable positive impact is that on the Star Inn Basement which is Grade II*. The proposals for restorative works to the vaulted cellar and its integration with the complex are welcomed.

If delivered with due diligence, the proposals will be of positive benefit to both the asset's conservation and the ability for its significance to be appreciated by a wider audience than as existing.

As such, the proposal has potential to bring high degrees of enhancement to the significance of the heritage asset, and the ability for people to engage with and appreciate that significance.

The proposals are also considered to have a positive impact on the Council House, albeit moderate, due to the positive impact to the experience of the heritage asset via its setting, principally the result of the improvement of public realm and townscape and the creation of new views from within and adjacent the complex.

The Conservation Officer concludes that the *“proposal will result in an overall detrimental impact to the significance of CC2. The degree of harm to significance has been established to be high, with direct impacts resulting from partial demolition, intervention to original fabric, and alteration to its designed aesthetics. The proposal will, however, retain and reintegrate key elements of the asset's special interest within the scheme to a degree where the core elements of significance will be sustained. The proposed development is therefore deemed to cause “less than substantial harm” to the significance of CC2. The degree of harm should be weighed against the public benefits of the proposals in decision making as per NPPF paragraph 197, and policies HE2(6) and HE2(7.g) of the Coventry Local Plan should be taken into account. “*

Officers agree with the conclusions of the applicant's Heritage Statement and in line with the views of the Council's Conservation Officer, the proposals are considered to result in less than substantial harm to the significance of Civic Centre 2 and in line with paragraph 197 of the NPPF the degree of harm needs to be weighed against the public benefits.

The application is supported by a statement of public benefits which the applicants consider are both significant and compelling and outweigh the less than substantial harm to Civic Centre 2. In line with the NPPF these are categorised as economic, environmental and social and paragraph 196 indicates that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Economic Benefits

As one of the key employers in the city the University supports 12,200 jobs and generates almost £800,000,000 (GVA) to the UK economy. With over 235,000 alumni worldwide it is estimated that the graduates of the University will contribute £560,000,000 to the UK economy over their lifetime.

The University has over 30,000 students in the UK and the proposals will enable it to add to its offering. The proposals will result in a significant investment in research and development which will not only enhance the University's peer standing and capacity for research but will also improve the education and skills base within the local workforce. This will also benefit the high-tech economy and will have particular benefits for local employers. In addition, the construction of the building would deliver short-term economic benefits through employment, training initiatives and supply chain opportunities.

Optimum viable use

The site was vacated in 2017 with the move of staff to the new Friargate office development. Civic Centre Two formed part of a linked complex of buildings but following demolition of the other buildings it is now free standing. It has not functioned as a free-standing building since its construction in 1957-1959 and no other civic use is foreseeable other than the university. The only other option would be to bring it back into office use and this would require substantial investment. There are a number of constraints including poor access, low floor to ceiling heights, narrow floorplates, out of date infrastructure (power, IT, heating and cooling) and poor noise and thermal insulation. Due to the Grade II Listing the applicants indicate it would not be possible to address all of these. The low floor to ceiling heights would inhibit the provision of suspended floors for computing and servicing and the narrow floorplates restrict the level of interest in such a building as a viable office.

The proposed development seeks to retain the essential character of the building whilst incorporating it within a larger purpose-built university building. This would enable significant investment into the building whilst returning it to a civic use. It is therefore considered that the proposals will secure its optimum viable use.

The development will enable the University to build its academic and research facilities and attract new students and maintain its peer standing. Many Coventry University students choose to live and work in the City after graduation, including graduate nurses and physiotherapists who secure jobs in local hospitals and GP practices.

Environmental Benefits

The proposed development will deliver a new landmark building with high quality landscaping, pedestrian links and public realm to provide a key link between the University, Cathedral and retail core as set out in the vision for the Civic Area of the City Centre Area Action Plan.

The proposals will provide active and attractive street frontage buildings with new townscape views. New pedestrian routes have been designed to reveal new townscape views, such as the view of the Clock Tower on the Council House from within the Phase One building and the area of landscape to the south. The removal of two bays from the Civic Centre 2 building will open up the view south from Coventry Cathedral along St Mary's Street. This will have the effect of recreating a view that was lost with the construction of the existing building.

The proposals will preserve and enhance the appreciation of Civic Centre 2 and the Grade II* Listed basement. The medieval basement is currently on the heritage at risk register and the proposals will provide the necessary works to protect these buildings and bring them back into public view.

Social Benefits

The proposals will provide a continued civic use for the site that is consistent with the historic roots of the University and will incorporate community use, public spaces and public art.

The ground floor of the building includes several exhibition spaces which will be available for use by local community groups as well as a 350-seat auditorium which will also host public events.

A number of elements have been incorporated in the scheme to acknowledge the historic uses of the site. The proposed development seeks to reinstate public art at the heart of the development. This will include a new sculpture by George Wagstaff to replace the Naiad and other pieces which have been removed or lost. In addition, it is proposed to recreate the Old Palace Yard as a reinterpretation of the of the historic space within the building. This

will be expressed as an abstract piece of art within one of the central lobbies of the building to provide a clear visual representation of the site's medieval heritage.

The Archaeologist recognises that the development will bring economic and social benefits to the area and the development in principle is not contested. However, there remains significant potential for remains of medieval and therefore archaeological remains should be preserved through an appropriate programme of archaeological investigation, recording, post-excavation analysis, reporting and dissemination of the results. The Archaeologist therefore has no objection subject to conditions (informed by paragraph 37 of Historic England's managing Significance in Decision -Taking in the Historic Environment GPA2), to safeguard any important archaeological remains potentially present.

A number of conditions are recommended by the Conservation Officer to secure the works and benefits set out in the application documentation. As already indicated, of particular importance is the works to the Old Star Inn medieval basement to bring this Grade II* heritage asset back into use where it can be better appreciated and removed from the heritage at risk register. The proposals are therefore considered to provide the public benefits to outweigh the less than substantial harm to the significance of Civic Centre 2 in line with paragraph 197 of the NPPF.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not

materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The Urban Design Officer considers the proposal to be particularly interesting in its response to such a cultural and historic key node within the city with aspects that reflect the medieval, post-war and contemporary character aspects that form the city’s identity. They consider this approach has allowed for the formation of a design which substantiates an authentic identity and should be supported.

The massing is considered to be responsive to its surrounding context. The massing is increased with the proposed building on the structure of Civic Centre 2 where it will be four storeys in height on Little Park Street and Earl Street with an increase to six storeys for the residential section to the north-east of the site. The varying roofscape responds to the varying streetscene and urban grain of each elevation while creating an effective breaking up of the massing.

In respect of the Earl Street elevation the Urban Design Officer indicates that the response produces a more vertical emphasis to the vernacular treatment which responds well to the surrounding context with reference to The Herbert. This has also allowed for a roofscape reminiscent of the medieval burgage plot rhythm of the site’s heritage. Furthermore, the setting back of the roofing and material change of the envelope of the existing Civic Centre 2 structure has allowed for a greater emphasis to be placed on the original form which allows the building to still be read from the streetscene. Although the re-interpretation of the window bays retains the buildings overall window rhythm and creates interest on the Streetscene, the angular design of the bays reinforces the loss of the horizontal emphasis from Earl Street. However, it should also be noted that original rhythm and horizontal emphasis are still retained.

The material pallet is positive in providing a transition between the Court and the Council House while still indicating a separation between the two. The definition between these could be further reinforced through the addition of Articulation on the West façade through the introduction of white accents to highlight aspects in a further reflection of that existing on Little Park Street. This would assist in reinforcing the separation between the proposal and the Council House while still creating a continuation of enclosure for the public realm.

The use of lighter and glazed material options indicated on the Earl Street North Vernacular compliments the Hollington Sandstone while the glazing aspects allow for the massing to be broken up and distinguish the responses positively, this approach would be supported through Policy DE1 of the Local Plan and CC3 of the Area Action Plan.

The Urban Designer recommends that the roofscapes should incorporate the use of a lighter material choice alongside the large glazed aspects coupled with the setting back, which distinguishes the new envelope from the original CC2 structure providing a sense of separation between the elements, which is further defined by the canted bays with a large dark façade. This is a positive aspect which should be supported that allows improved legibility of the original structure while forming a contemporary response to the locality. The proposals suggest a lighter colour, but officers wish to see the full materials schedule.

The proposals are considered to be of a high-quality design and the Urban Design Officer is supportive subject to conditions for materials and landscaping.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes; b) Consider the transport and accessibility needs of everyone living, working or visiting the city; c) Support the delivery of new and improved high-quality local transport networks which are closely integrated into the built form; and d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. The car parking standards set out in Appendix 5 to the Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publicly available car parking.

The Highways Officer considers that the application does not give rise to any major concerns in terms of traffic generation and as such the impact on the highway network is not considered to be severe. They have, however, advised of a highway safety issue which will need resolving and this relates to the pedestrian route to St Mary's Street provided by the northern entrance on Earl Street. This is clearly designed as a significant desire line to enter and leave the Phase One building but there is no formal pedestrian crossing at this junction. It is suggested that a Zebra crossing be incorporated into the proposal to provide pedestrians with more security immediately adjacent to the northern entrance. Following further discussion and having regard for wider works to the highway with measures in place for City of Culture yet to be confirmed it is considered that this matter is best dealt with by way of a planning condition.

Highways accept the proposals for cycle parking and electric vehicle charging points but would wish to see more chargers installed or at least more ducting to support more chargers in future. It is considered that any additional requirement can be reviewed at the reserved matters stage for Phase Two when the further works for car parking will be considered.

Highways therefore have no objection to the proposals subject to conditions for a Construction and Environmental Management Plan and for pedestrian safety on Earl Street.

Other matters

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met. The Flood Risk and Drainage Team have no objection to the proposals subject to conditions.

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means. Environmental Protection have no objection subject to conditions in respect of the recommendations of the contamination assessment dated March 2020 which sets out measures for on-site support

by a UXO specialist, further sampling and testing once access to areas is available and further ground gas monitoring.

The Environment Agency have no objection to the proposals but as the ground contamination reports are preliminary, they request a condition for reporting any unexpected contamination to ensure protection of controlled waters.

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Environmental Protection have no objection subject to the provision of electric vehicle charging points and a condition to ensure a maximum dry NOx emissions rate of 40mg/kWh for gas boilers.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

Conclusion

The proposed development is considered acceptable in principle and will not result in any significant impact: visual, neighbour amenity or highway safety. In conducting the planning balance, the Council starts from the position that 'considerable importance and weight' should be given to the desirability of preserving and enhancing designated heritage assets. Heritage consultees identified "harm" to Civic Centre 2 although have concluded different degrees. Both Historic England and the Council's Conservation Officer conclude that harm can be weighed against public benefit. The proposals will have a positive impact on other heritage assets, including removing the Grade II* Listed Star Inn Basement from the Heritage at Risk register. The reason for Coventry City Council granting planning permission, granting Listed Building Consent and granting outline planning permission is because the development is in accordance with: AC1, AC3, DE1 and EM6 of the Coventry Local Plan 2016, Policies CC2 and CC14 of the City Centre Area Action Plan 2016 and the principles of the National Planning Policy Framework.

CONDITIONS:/REASON - FUL/2020/0872

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

2. Notwithstanding the submitted Contamination Assessment an additional investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

3. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

5. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No. 2, and

where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No. 3, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No. 4.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

6. The development shall be carried out in full accordance with the recommendations of the Unexploded Ordnance Risk Assessment by 1st Line Defence, including UXO Specialist On-site Support and Site Specific Unexploded Ordnance Awareness Briefings to all personnel conducting intrusive works

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

7. No development shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- hours of work;
- hours of deliveries to the site;
- the parking of vehicles of site operatives and visitors during the demolition/construction phase;
- the delivery access point;
- the loading and unloading of plant and materials;
- anticipated size and frequency of vehicles moving to/from the site;
- the storage of plant and materials used in constructing the development;
- the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures to control the emission of dust and dirt during demolition and construction;
- measures to control the presence of asbestos;
- measures to minimise noise disturbance to neighbouring properties during demolition and construction;
- details of any piling together with details of how any associated vibration will be monitored and controlled; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason: *The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.*

8. Notwithstanding the submitted details the development shall be carried out in full accordance with an updated Construction and Environmental Management Plan to include consideration of those matters indicated for further consideration:-
- "" Out of hours working could be considered as a possibility to reduce the impact of the works on the surrounding buildings if it is appropriate. Further information on this will need to be submitted to the LPA for approval before any out of hours works can take place.
 - "" A detailed demolition and construction method statement will be produced by the contractor, which will include expected methods of noise reduction and mitigation, including BPM.
 - "" A noise monitoring regime should be agreed with the Environmental Health Officer before any works start to validate the predictions made.
 - "" Develop and implement a Dust Management Plan (DMP)

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2016.*

10. Prior to commencement of the development a scheme of works to connect to the Coventry Heatline district energy scheme shall be submitted to and approved in writing by the local planning authority unless proven unviable. The approved scheme shall be implemented in full prior to occupation.

Reason: *In the interests of sustainable development and renewable energy in accordance with Policy CC10 of the City Centre Area Action Plan and Policy EM7 of the Coventry Development Plan 2016.*

11. The development hereby permitted shall be carried out in accordance with a written scheme of investigation which shall detail a programme of historic building recording and analysis has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with the approved details.

Reason: *The submission of these details prior to the commencement of development is fundamental to ensure that an appropriate record is made of the historic building fabric that may be affected by the development and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

12. The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.*

13. Prior to their incorporation into the development, details of:
- window/ door frame colour and materials;
 - glazing details;
 - brick and mortar details;
 - cladding details including colour/finish and profile, fixing systems and joint details;
 - details of any rainwater goods;
 - details of any vents/grilles;

-details of roof top safety rail systems; and
-details of any plant enclosure or similar structures
shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

15. The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with details which shall first be submitted to and approved in writing by the local planning authority. Thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policy DE1 of the Coventry Local Plan 2016.*

16. The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with details which shall be submitted to and approved in writing by the local planning authority. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.*

17. There shall be no external lighting or illumination of any part of any building or the site unless and until details have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

18. Any landscaping, including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects in accordance with a phasing plan which shall be submitted to and approved in writing by the local planning authority. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 -

Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.*

19. Prior to first use of any plant a noise assessment using the methodology of British Standard BS4142 shall be submitted to and approved in writing by the local planning authority. The assessment shall demonstrate that the plant does not exceed the existing background (LA90) noise levels at any time at a distance of 1 metre from the nearest sensitive receptor (including the proposed student accommodation) and include details of any noise attenuation measures necessary to achieve this. Mitigation measures must be based on the plant working at 100% capacity and any corrections for tonal noise must be included.

Reason: *To safeguard residential amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

20. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from the proposed plant and machinery shall not exceed the usual background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further plant, machinery, condensers, extraction equipment or apparatus shall be installed or erected within the application site or on any building or structure without the prior grant of planning permission by the Local Planning Authority.

Reason: *To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the interests of the visual amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

22. The development shall be carried out in full accordance with drainage details which shall first be submitted to and approved in writing by the local planning authority and shall include the following:-

- i) A scheme for the provision of surface water drainage, incorporating SuDS infiltration or attenuation techniques for the management of all surface water, peak and total flows.
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- iii) In accordance with point i) above, the development discharge rate must be

managed to a limiting value of 5.0 l/s offsite.

iv) The development must be considered for the implementation of permeable paving or similar permeable material for the partial reduction of flow and the improvement of water quality.

v) Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.

vi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway

vii) Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.

viii) A scheme to install vehicular traffic pollution control measures within the car parking facilities, together with oil and petrol separators with high level alarm, along with a periodic maintenance plan.

Thereafter the development shall be carried out in full accordance with the approved details prior to occupation.

Reason: *To ensure satisfactory drainage and to reduce the risk of flooding in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016.*

23. Prior to occupation of the development hereby permitted, proposals shall be submitted to and approved in writing by the local planning authority to demonstrate how pedestrians shall safely exit the northern entrance onto Earl Street.

Reason: *In the interest of pedestrian and highway safety in accordance with Policies AC1 and AC4 of the Coventry Local Plan 2016.*

24. No development (including any demolition or preparatory works) shall take place unless and until a written scheme of archaeological investigation, which shall include a detailed programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with these approved details

Reason: *The submission of these details prior to the commencement of development is fundamental to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016*

25. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan (Phase 1) 32503-A-02-101_PH1 Rev. P3

Proposed Landscape Plan (Phase 1) 32503-L-90-100_PH1 Rev P1

Proposed Basement Floor Plan 32503-A-03-101_PH1 Rev. P1

Proposed Ground Floor Plan 32503-A-03-102_PH1 Rev. P3

Proposed Mezzanine Plan 32503-A-03-103_PH1 Rev. P5

Proposed First Floor Plan 32503-A-03-104_PH1 Rev. P3

Proposed Second Floor Plan 32503-A-03-105_PH1 Rev. P3

Proposed Third Floor Plan 32503-A-03-105_PH1 Rev. P3

Proposed Fourth Floor Plan 32503-A-03-106_PH1 Rev. P1
 Proposed Fifth Floor Plan 32503-A-03-107_PH1 Rev. P1

 Proposed Sixth Floor Plan 32503-A-03-108_PH1 Rev. P1
 Proposed Roof Plan 32503-A-03-109_PH1 Rev. P1
 Proposed Site Elevations 32503-A-05-110_PH1 Rev P1
 Proposed Site North and South Elevations 32503-A-05-101_PH1 Rev P1
 Proposed Site East and West Elevations 32503-A-05-102_PH1 Rev P1
 Proposed West and North Elevation 32503-A-05-201_PH1 Rev. P2
 Proposed South and East Elevations 32503-A-05-202_PH1 Rev. P2
 Proposed Sections AA BB 32503-A-04-201_PH1 Rev. P1
 Proposed Sections CC DD 32503-A-04-202_PH1 Rev. P1
 Star Inn Basement - Proposed Plan 32503-03-1000 Rev. P2
 Star Inn Basement - Mechanical Services Plan RAM-50-300
 Star Inn Basement - Electrical Services Plan RAM-60-300

CONDITIONS:/REASON - LB/2020/0798

1. The works hereby approved shall begin not later than 3 years from the date of this consent.

Reason: *To conform with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)*

2. The works hereby approved shall be carried out in strict accordance with the details in the application documentation and shown on the following approved plans:

Proposed Site Plan (Phase 1) 32503-A-02-101_PH1 Rev. P3
 Proposed Landscape Plan (Phase 1) 32503-L-90-100_PH1 Rev P1
 Proposed Basement Floor Plan 32503-A-03-101_PH1 Rev. P1
 Proposed Ground Floor Plan 32503-A-03-102_PH1 Rev. P3
 Proposed Mezzanine Plan 32503-A-03-103_PH1 Rev. P5
 Proposed First Floor Plan 32503-A-03-104_PH1 Rev. P3
 Proposed Second Floor Plan 32503-A-03-105_PH1 Rev. P3
 Proposed Third Floor Plan 32503-A-03-105_PH1 Rev. P3
 Proposed Fourth Floor Plan 32503-A-03-106_PH1 Rev. P1
 Proposed Fifth Floor Plan 32503-A-03-107_PH1 Rev. P1
 Proposed Sixth Floor Plan 32503-A-03-108_PH1 Rev. P1
 Proposed Roof Plan 32503-A-03-109_PH1 Rev. P1
 Proposed Site Elevations 32503-A-05-110_PH1 Rev P1
 Proposed Site North and South Elevations 32503-A-05-101_PH1 Rev P1
 Proposed Site East and West Elevations 32503-A-05-102_PH1 Rev P1
 Proposed West and North Elevation 32503-A-05-201_PH1 Rev. P2
 Proposed South and East Elevations 32503-A-05-202_PH1 Rev. P2
 Proposed Sections AA BB 32503-A-04-201_PH1 Rev. P1
 Proposed Sections CC DD 32503-A-04-202_PH1 Rev. P1
 Star Inn Basement - Proposed Plan 32503-03-1000 Rev. P2
 Star Inn Basement - Mechanical Services Plan RAM-50-300
 Star Inn Basement - Electrical Services Plan RAM-60-300

Reason: *For the avoidance of doubt and to ensure that any works are carried out only in accordance with the terms of this permission in the interests of protecting this heritage asset in accordance with Policy HE2 of the Coventry Local Plan 2016.*

3. No development or any other works shall commence unless and until a written scheme of investigation which shall detail a programme of historic building recording and analysis has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with the approved details.

Reason: *The submission of these details prior to the commencement of development is fundamental to ensure that an Appropriate record is made of the historic building fabric that may be affected by the development and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

4. Prior to their incorporation into the development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority;
 - a) Detailed information on the proposed methods of direct intervention into the existing structure of Civic Centre 2, including interfaces with new structures, the creation of the canted-bay frontage, and demolition of the western bays.
 - b) Material samples and details of all external materials, including new curtain walling to Civic Centre 2 and associated fixtures and fittings. Also, external materials of new buildings that interface with the asset or are in its immediate proximity.
 - c) Material samples and details of internal materials of new buildings and elements which interface with Civic Centre 2 or are in its immediate proximity. Emphasis should be on the experience of the asset from within the new atrium, and the features, materials and surfaces used in areas within which the courtyard sample panels and furnishings will be retained.
 - d) Detailed design and conservation specifications for works to the glass exhibition box, including: methods of removing traditional fabric; methods of storing, restoring, and reintegrating those elements that are to be retained; and detail of new/replacement materials.
 - e) Detailed design and conservation specifications for works affecting the external material sample panels, including: methods of removing traditional fabric; methods of storing, restoring, and reintegrating those elements that are to be retained; and detail of new/replacement materials.
 - f) Detailed information on the proposed methods of direct intervention into the Star Inn Basement including interfaces with new structures, material samples and details of all fixtures and fittings.
 - g) Detailed conservation management strategies for three heritage assets affected by the scheme: Civic Centre 2, the Star Inn Basement, and the Palace Yard basement. The scope of the management strategy can be agreed in writing with the local planning authority post-determination but shall, as a minimum, include consideration of short-term and long-term risks, such as from construction works and the nature of their re-use respectively

The development shall be carried out in strict accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and

shall not be removed or altered in any way.

Reason: To ensure that the development has a satisfactory external appearance and to protect this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

CONDITIONS:/REASON - OUT/2020/0873

1. Approval of the details of the Appearance and Landscaping (hereinafter called ""the reserved matters"") shall be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in full accordance with those reserved matters as approved.

Reason: *To conform with Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015)*

2. Application for approval of the reserved matters listed at condition 1 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)*

3. The development hereby permitted shall begin within 3 years of the date of this permission or within 2 years of the final approval of the reserved matters, whichever is the later.

Reason: *To conform with Section 92 of the Town and Country Planning Act 1990 (as amended)*

4. The reserved matters shall be in accordance with the Parameters Plan reference CCP.0.2 dated March 2020 and shall include the following specific requirements and/or be supported by the following documents in so far as relevant to that matter:
 - i) the details of the phasing of development;
 - ii) details of hoardings including location, timings, dimensions and elevation treatment;
 - iii) all earthworks, mounding and finished floor levels of all buildings, together with details of existing and proposed site levels and the relationship with adjacent land and buildings;
 - iv) a combined ecological and landscaping scheme;
 - v) cycle parking and storage;
 - vi) a scheme to outline the predicted annual energy demand, possible renewable/low carbon options for the site and an indication of their installed capacity;
 - vii) an archaeological written scheme of investigation;
 - viii) full details of materials:
 - window and door frame colour and materials,
 - glazing details,
 - brick and mortar details,
 - cladding details including colour/finish and profile, fixing systems and joint details,
 - details of any rainwater goods,
 - details of any vents/grilles,
 - details of roof top safety rail systems; and

-details of any plant enclosure or similar structures.

Reason: *In the interests of achieving sustainable development, having particular regard to the potential impact of the development in accordance with Policy DS3 of the Coventry Local Plan 2016.*

5. Notwithstanding the submitted Contamination Assessment an additional investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

6. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

7. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

8. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No. 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No. 6, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of

measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No. 7.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

9. The development shall be carried out in full accordance with the recommendations of the Unexploded Ordnance Risk Assessment by 1st Line Defence, including UXO Specialist On-site Support and Site Specific Unexploded Ordnance Awareness Briefings to all personnel conducting intrusive works

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

10. No development shall take place unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
- hours of work;
 - hours of deliveries to the site;
 - the parking of vehicles of site operatives and visitors during the demolition/construction phase;
 - the delivery access point;
 - the loading and unloading of plant and materials;
 - anticipated size and frequency of vehicles moving to/from the site;
 - the storage of plant and materials used in constructing the development;
 - the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate;
 - wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
 - measures to control the emission of dust and dirt during demolition and construction;
 - measures to control the presence of asbestos;
 - measures to minimise noise disturbance to neighbouring properties during demolition and construction;
 - details of any piling together with details of how any associated vibration will be monitored and controlled; and
 - a scheme for recycling / disposing of waste resulting from demolition and construction works.
- Thereafter, the approved details within the CMP shall be strictly adhered to throughout the construction period and shall not be amended in any way.

Reason: The agreement of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents and in the interests of highway safety during the construction process in accordance with Policies EM7, AC1 and AC2 of the Coventry Local Plan 2016.

11. Prior to commencement of the development a scheme of works to connect to the Coventry Heatline district energy scheme shall be submitted to and approved in writing by the local planning authority unless proven unviable. The approved scheme

shall be implemented in full prior to occupation.

Reason: *In the interests of sustainable development and renewable energy in accordance with Policy CC10 of the City Centre Area Action Plan and Policy EM7 of the Coventry Development Plan 2016.*

12. The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.*

13. No external lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

14. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of the development and the tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.*

15. The development shall be carried out in full accordance with drainage details which shall first be submitted to and approved in writing by the local planning authority and shall include the following:-

- i). A scheme for the provision of surface water drainage, incorporating SuDS infiltration or attenuation techniques for the management of all surface water, peak and total flows
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
- iii) In accordance with point i) above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite;
- iv) The development must be considered for the implementation of permeable

paving or similar permeable material for the partial reduction of flow and the improvement of water quality

v) Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event;

Vvi) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway;

vii) Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority; andviii) A scheme to install vehicular traffic pollution control measures within the car parking facilities, together with oil and petrol separators with high level alarm, along with a periodic maintenance plan.

Thereafter the development shall be carried out in full accordance with the approved details prior to occupation.

Reason: *To ensure satisfactory drainage and to reduce the risk of flooding in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016.*

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan

Proposed Site Plan (Phase 2) 32503-A-02-102_PH2 Rev. P3

Proposed Landscape Plan (Phase 2) 32503-L-90-100_PH2 Rev P2

Parameters Plan Reference CCP.0.2 March 2020

Reason: *For the avoidance of doubt and in the interests of proper planning*

