

**Application Number: FUL/2019/0906**

**20 Tower Street**

**Elevation cladding over brickwork to external face on three sides to Tower Street and Silver Street.**

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<b>WITHIN GREEN BELT?</b>	<b>No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>No</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>

#### **POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, H5, AC1, DS3, R2

CCAAP 2016: Policy CC1, CC25  
NPPF 2019

#### **ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

Neighbour notification as per the communications report.

Site Notice posted 02/05/19.

No representations received.

#### **RELEVANT HISTORY**

FUL/2018/0653 Change of use from nightclub to e-sports/karaoke bar (sui generis): Granted 04/05/18  
Concurrent planning application ADV/2019/1007 for signage: pending

#### **CONSULTATION RESPONSES**

Highways: No objection, subject to conditions

EP: No objection

#### **ISSUES**

##### **Site description**

The application site relates to a former nightclub building located on the southern side of Tower Street with east and south elevations fronting Silver Street. Bishop Street Car Park adjoins the west elevation. The site is within the city centre and Bishop Street Regeneration Area.

##### **Proposal**

Planning permission is sought to clad the building on three sides - the north, east and south elevations. The scheme seeks to enhance the appearance of the building and follows from the 2018 change of use and associated internal refurbishment.

##### **Siting/design**

The existing building is in a poor visual state and the proposal is a positive enhancement. Plans have been updated to clearly show where the cladding will run on the building. At the case officer's request a detail on the edging/finish from the cladding onto the brickwork to the western elevation has also been provided. For consistency the case officer has asked why the cladding cannot extend to the western elevation also; however

this wall forms an immediate boundary with the car parking spaces within Bishop Street Car Park and the applicant is advised that they cannot encroach upon this space.

Where cladding runs over the existing unsightly external staircases no access doorways are provided. This has been clarified and the applicant confirms that the staircases are not needed as a means of escape; however the landlord has not agreed to their removal so they will be retained and fully clad. The original proposal included gaps within the cladding to provide 'windows' to the southern stairwell. There was concern that these gaps could appear as missing panels and amended plans have fully clad the stairwell.

The cladding projects beyond the existing elevation on the eastern elevation linking to a projecting ground floor stairway access and creating a useable 'external' storage space behind the cladding. The floor space does not alter the fee as it is below 40sq.m; however it has been questioned as to why the cladding does not return against the main building. The applicant has confirmed that the cladding layout creates the neatest solution, to avoid having to clad around the projecting stair, and that it also avoids any hidden areas for antisocial behaviour and rough sleeping.

The 'checker board' cladding design has been questioned. The applicant has stated that this is their new corporate image and they do not wish to alter the scheme. Sample materials have been requested; however the applicant has confirmed that these are not currently available. A pre-commencement condition has therefore been applied (with agreement by the applicant) to agree the colour and material texture/gloss of the cladding panels to ensure a high quality appearance, fixing detail and potential changes in cladding colour design (depending upon colours). The condition also seeks an additional detail for the stairwell cladding to the eastern elevation.

#### **Neighbouring amenity**

The scheme is not considered to create any significant impact upon the amenities of the occupiers of surrounding properties.

#### **Highway safety**

The Highway Authority has raised no objection to the scheme. Plans have been amended to correctly show the cladding not encroaching over the public footpath on the eastern elevation; however one of the pillar supports is located back of footpath and there will be a minor encroachment of the cladding over the public footpath at this point. The City Council have been served notice on Certificate B of the application forms and a S278 has been suggested in addition to a construction management condition.

#### **CONCLUSION**

In view of the acceptable design and siting and massing of the adding the scheme accords with development plan policies and therefore the application is recommended for approval.