

**Application Number: FUL/2019/1427**

**Cathedral Lanes Broadgate**

**Retention of alterations to Unit 10 including new entrance access at the lower floor level fronting Broadgate and alterations to fenestration located on the upper and lower floor levels in association with the use of Unit 10 as a flexible/alternative use comprising either Use Class A1 (retail) or Use Class A3 (cafe/restaurant) or Use Class A4 (drinking establishment) or Use Class D2 (leisure).**

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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 – Adjoins Hill Top CA</b>
<b>LISTED BUILDING?</b>	<b>No – Listed buildings surround the site</b>

**POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, AC1, R2, DS3, HE2.  
CCAAP 2016: Policies CC1, CC2, CC18, CC21  
NPPF 2019

**ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

Notification letters sent as per the communications report.  
Site notice posted 28/06/19.  
No representations received.

**RELEVANT HISTORY**

Various historical planning applications/advertisement consents relating to Cathedral Lanes Shopping Centre, the most relevant being:

FUL/2016/3071 Internal reconfiguration of part of existing Cathedral Lanes Shopping Centre for use as 6 restaurants (Class A3), gym (Class D2), reconfigured retail store (Class A1); External alterations including two storey extension to create a further new restaurant (Class A3) to servicing yard on Pepper Lane, new shop fronts, glazing, creation of recessed balcony areas at first floor level to Broadgate, and other façade alterations; Use of the public highway at ground floor level to Broadgate as an outdoor eating/drinking area associated with the proposed restaurant units: Granted 05/05/17

S73/2017/1475 Variation of condition 14 (list of approved documents to allow the flexible use of unit 4 for either an A3 (restaurant/cafe) or A4 (drinking establishment) use or a mixed A3/A4 use)) imposed on planning permission FUL/2016/3071 granted on 05/05/2017 for 'Internal reconfiguration of part of existing Cathedral Lanes Shopping Centre for use as 6 restaurants (Class A3), gym (Class D2), reconfigured retail store (Class A1); External alterations including two storey extension to create a further new restaurant (Class A3) to servicing yard on Pepper Lane, new shop fronts, glazing, creation of recessed balcony areas at first floor level to Broadgate, and other façade alterations; Use of the public highway at ground floor level to Broadgate as an outdoor eating/drinking area associated with the proposed restaurant units': Granted 06/09/17

**CONSULTATION RESPONSES**

Highways: No objection, following removal of external tables and chairs.

EP: Noise assessment requested.

## **ISSUES**

### **Site description**

The application site relates to the Cathedral Lanes Shopping Centre, which is a two-storey building located on the eastern side of Broadgate Square, within the Primary Shopping Area of the City Centre. The proposed alterations will be located to the building's north elevation facing Trinity Street/Trinity Lane. The application site is set between the existing Wilko entrance and residential apartments fronting Trinity Churchyard. Holy Trinity Church (Grade I listed) is located immediately to the northeast of the site, as is the Hill Top CA.

### **Proposal**

Retrospective planning permission is sought for the insertion of a new entrance access at the lower floor level and alterations to fenestration located on the upper and lower floor levels in association with the use of Unit 10 as a flexible/alternative use comprising either Class A1 Retail or Class A3 Cafe/Restaurant or Class A4 (drinking establishment) or Class D2 Leisure (Granted under S73/2017/1475). Works have already commenced and although glazing has already been installed the development is unfinished.

The scheme originally proposed the placing of tables and chairs to the front of the unit at ground floor in an area measuring 6m x 9m; however this has been deleted from the scheme.

### **Principle**

CCAAP Policy CC21 'Cathedral Lanes' specifically deals with the site and states that Cathedral Lanes will continue to be promoted for a change of use to café and restaurant uses, with such uses encouraged to spill out onto Broadgate Square to help reflect the new public realm. Opportunities should also be taken to enhance the façade of the building and create a new link through the building in order to improve the connectivity from Broadgate/Upper Precinct to Coventry Cathedral and the Hill Top Conservation Area.

The principle for the internal reconfiguration of Cathedral Lanes Shopping Centre and associated external alterations including new shop fronts, glazing and balcony areas, have already been accepted under FUL/2016/3071 with much of the works already completed and restaurants open. The proposed alterations to Unit 10 are partly retrospective as the glazing has already been installed; however these fenestration changes are considered to be consistent with the other enhancement works that the Cathedral Lanes building has undergone and the scheme is acceptable in principle. Specific design matters are considered in greater detail below.

### **Siting/design**

Policy DE1 'Ensuring High Quality Design' states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The section of façade after Wilko is largely inactive and the scheme will add further active frontage creating better vibrancy and a positive enhancement to the building elevation and streetscene. Works are consistent with the style and character of the rest of the Cathedral Lanes building.

New red brickwork has been installed around the new window that is a really poor match in relation to the existing orange/yellow brickwork. The Case Officer has asked what options can be used to reduce the contrasting tone in materials retrospectively, such as brick stain. The applicant has stated that they are agreeable to a planning condition to secure a solution and will discuss options with their sub-contractor to counteract the contrasting brick tone.

Subject to this condition the scheme is not considered to harm the character of the building or the visual amenity of the streetscene.

### **Impact on conservation areas and listed buildings**

Policy HE2 '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 Heritage Assets, which include Listed Buildings, Locally Listed buildings and Conservation Areas.

Hill Top Conservation Area is located immediately to the northeast of the site, as is the Grade I listed Holy Trinity Church.

As detailed within the design section of this report the alterations are considered to enhance the host building and are consistent with its style and character. The development will not result in any significant impact upon the character or setting of surrounding listed buildings or the adjoining conservation area.

#### **Impact on neighbouring amenity**

In terms of physical changes the proposed development is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties that would warrant refusal of the scheme.

EP has requested a noise assessment. The applicant points out that the original approval for the change of use of the Cathedral Lanes building (FUL/2016/3071 and subsequent S73/2017/1475) requires all units to submit their own environmental noise assessment (Condition 3 ii) prior to first use. The applicant states that at this stage, there is no current tenant who has signed a lease to this flexible unit (Unit 10) therefore it will need to be discharged separately at a later time when their leasehold is agreed and further operating information is available. Given the separate controls via the original planning condition to seek mitigation measures to control noise/disturbance the scheme is not considered to result in any significant impact upon the occupiers of surrounding properties that would warrant refusal of the scheme.

#### **Highways**

The Highway Authority originally raised an objection to the tables and chairs proposed on the frontage, as they conflicted with pedestrian desire lines. Highways advised that the applicant would not be granted a Section 115e "Table and Chairs Licence" at this specific location. The applicant has subsequently deleted this element from the scheme.

The Highway Authority has raised no objections to the physical works to the building.

#### **Equality implications**

The external alterations raise no equality implications.

#### **CONCLUSION**

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