



Coventry City Council

Chris Pattison  
Director of Planning  
Turnberry  
41-43 Maddox Street  
London  
W1S 2PD

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**TOWN & COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

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Application No. :FUL/2019/1563  
Registered on :21/06/2019

Re Site at : **Faculty of Arts and Humanities, Coventry  
University, Cox Street**

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Description of Development: Proposed demolition of the Bugatti Building and erection of a part four and part five-storey extension (class D1 use); various internal and external alterations to the Maurice Foss and Graham Sutherland Buildings; alterations to the service yard; landscaping and associated works.

Delegated Decision on 21/11/2019

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Coventry City Council as Local Planning Authority **GRANT** permission for the development proposed in your application, subject to the following condition(s):-

**CONDITIONS**

1. The development hereby permitted shall begin no later than three years from the date of this permission.

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2. Notwithstanding the submitted details, prior to their incorporation into the development hereby permitted, sample details of all facing and roofing materials 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.
3. No development (excluding any demolition or preparatory works down to slab level) 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
4. The development hereby permitted shall be carried out in accordance with the recommendations of the Phase II report by Georisk dated September 2018. This shall include maintaining a watching brief during the works and any imported top soil should be validated as 'clean' and evidence should be submitted to the local planning authority for their approval in writing prior to use.
5. All proposed tree pits shall be fully constructed in strict accordance with details to be submitted to and approved in writing by the local planning authority; the trees shall be planted in strict accordance with the details indicated on the approved Tree Planting Plan by no later than 30th August 2021. Thereafter they shall be maintained in accordance with the details hereby approved.
6. 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 development. Trees shall be planting in accordance with Condition 5. Any trees or shrubs 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 trees or shrubs of similar size and species to those originally required to be planted.
7. The development shall be carried out in accordance with the details of the noise report by BDP Acoustics dated May 2019 and the proposed emergency generator should comply with the 80dBA SPL at 1m limit recommended in the report and testing should take place monthly and during daytime hours only.

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8. Any additional plant and/or machinery to that hereby approved shall only be installed and operated in accordance with details which shall first be submitted to and approved in writing by the local planning authority. Thereafter it shall be operated and maintained in accordance with the approved details.

9. The development hereby permitted shall be carried out in full accordance with the risk mitigation measures set out in the UXO assessment by Zetica dated 25th July 2019.

10. No development approved by this permission shall be occupied until the following information has been submitted to and approved by the Local Planning Authority:

I. A scheme for the provision of surface water drainage, incorporating SuDS attenuation techniques for the management of surface water peak flows, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.

II. 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.

III. Provisions for the drainage of the site to ensure there is no discharge of surface water to the Public Highway

11. The development hereby permitted shall be carried out in accordance with the measures set out in the air quality assessment 14873AQ-T01 Revision 1.

12. The development shall be carried out in accordance with the construction method statement hereby approved, together with details for the control of emissions into the air during the demolition/construction phase which shall be submitted to and approved in writing by the Local Planning Authority. The method statement should accord with the Best Practice Guidance - 'The control of dust and emissions from construction and demolition' and include measures for construction and demolition that are contained in appendix D of the approved air quality assessment report.

13. 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 an approved in writing by the Local Planning Authority.

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



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FAH-BDP-00-XX-DR-A-ZZ_70_60-0001_P3	Site Location Plan
FAH-BDP-00-00-DR-A-ZZ_70_60-3000_P13	Proposed Ground Floor
FAH-BDP-00-01-DR-A-ZZ_70_60-3001_P13	Proposed First Floor
FAH-BDP-00-02-DR-A-ZZ_70_60-3002_P12	Proposed Second Floor
FAH-BDP-00-03-DR-A-ZZ_70_60-3003_P12	Proposed Third Floor
FAH-BDP-00-04-DR-A-ZZ_70_60-3004_P12	Proposed Fourth Floor
FAH-BDP-00-ZZ-DR-A-ZZ_70_60-3005_P12	Proposed Fifth, Sixth, Seventh, Eighth and Ninth Floors
FAH-BDP-00-R1-DR-A-ZZ_70_60-3006_P12	Proposed Roof Plan
FAH-BDP-00-XX-DR-A-ZZ_70_30-3001_P10	Proposed South and West Elevations
FAH-BDP-00-XX-DR-A-ZZ_70_30-3002_P10	Proposed North and East Elevations
FAH-BDP-00-XX-DR-A-ZZ_70_80-3001_P6	Proposed Sections 01_02 Long
FAH-BDP-00-XX-DR-A-ZZ_70_80-3002_P6	Proposed Sections 03_04 Long
FAH-BDP-00-XX-DR-A-ZZ_70_80-3003_P6	Proposed Sections 05_06 Short
FAH-BDP-00-XX-DR-A-ZZ_70_80-3004_P4	Proposed Sections 07_08 Short
FAH-BDP-01-XX-SP-L-L001_P03	Landscape Outline Specification
FAH-BDP-XX-XX-DR-L-90-P002_C	Landscape Masterplan
FAH-BDP-XX-XX-DR-L-90-P003_E	Landscape Levels Plan
FAH-BDP-XX-XX-DR-L-90-P004_B	Planter Sections
FAH-BDP-XX-XX-DR-L-90-P005_B	Tree Removals Plan
FAH-BDP-XX-XX-DR-L-90-P008 Rev C	Tree Planting Plan
FAH-BDP-XX-XX-DR-L-90-P010_E	Landscape GA
FAH-BDP-XX-XX-DR-L-90-P011_E	Landscape GA
FAH-BDP-XX-XX-DR-L-90-P201_B	Planting Strategy Plan
FAH-BDP-XX-XX-DR-L-90-P301_B	Typical Construction Details (1 of 3)
FAH-BDP-XX-XX-DR-L-90-P302_B	Typical Construction Details (2 of 3)
FAH-BDP-XX-XX-DR-L-90-P303	Typical Construction Details (3 of 3)
FAH-BDP-00-XX-DR-A-ZZ_70_80-3401_P4	Facade Study-01 New Build/Maurice Foss Stair
FAH-BDP-00-XX-DR-A-ZZ_70_80-3402_P4	Facade Study-02 New Build Cantilever
FAH-BDP-00-XX-DR-A-ZZ_70_80-3403_P4	Facade Study-03 Cantilever Box Tower Interface
FAH-BDP-00-XX-DR-A-ZZ_70_80-3404_P5	Facade Study-04 Graham Sutherland New Entrance
FAH-BDP-00-XX-DR-A-ZZ_70_80-3405_P6	Facade Study-05 New Stair Graham Sutherland

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FAH-BDP-00-XX-DR-A-ZZ_70_80-3406_P4	Facade Study-06	New Build
Rear Entrance		
FAH-BDP-00-XX-DR-A-ZZ_70_80-3407_P4	Facade Study-07	Immersive
Studio		
FAH-BDP-00-XX-DR-A-ZZ_70_80-3408_P5	Facade Study-08	Maurice
Foss Extension		
FAH-BDP-00-XX-DR-A-ZZ_70_60-0002_P3	Site Block Plan	Proposed
FAH-BDP-00-XX-DR-A-ZZ_70_60-0003_P2	Site Block Plan	Existing
FAH-BDP-00-XX-DR-A-ZZ_70_60-0005_P2	Site Layout	Existing Plan
FAH-BDP-00-XX-DR-A-ZZ_70_60-0007_P2	Site Layout	Proposed Plan
FAH-BDP-00-XX-DR-A-PM_10_80-0001-P11	Proposed Gross Internal Area	Plans
SK-20190604-01	Sketch Planning	GEA New Build Measure Plan
FAH-BDP-00-XX-DR-A-PM_10_80-0011-P1	Planning - Existing and	Demolition Gross Internal Area
FAH-BDP-00-XX-DR-A-PM_10_80-0012-P1	Planning - Proposed	Gross Internal Area
FAH-BDP-00-XX-DR-A-PM_60_70-9001_P5	Site Constraints	Summary Plan
PB8147-RHD-XX-SW-SK-R-0001		

Planning Statement  
Design and Access Statement  
Transport Statement  
Sustainability Statement (with Energy Assessment appended)  
Construction Environmental Management Plan  
Demolition/Construction Noise and Vibration Assessment  
Environmental Noise Assessment Report  
Air Quality Assessment  
Flood Risk Assessment  
Drainage Strategy  
Phase II Geo-environmental Assessment  
UXO Desk Study and Risk Assessment  
Heritage Impact Assessment  
Statement of Significance - Graham Sutherland Building  
Archaeological Desk-based Assessment - open space in front of Graham Sutherland Building  
Archaeological desk-based assessment - Land beside the Maurice Foss Building  
Arboricultural Impact Assessment with CAVAT assessment  
Ecology Report  
Health Impact Assessment

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## REASONS FOR CONDITIONS

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. 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.
3. 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
4. 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 interests of the visual amenities and natural environment of the area in accordance with Policies GE3, GE4, EM1 and DS3 of the Coventry Local Plan 2016.
6. 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.
7. To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.
8. To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.
9. 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. To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy [EM4 &] EM5 of the Coventry Local Plan 2016.
11. To mitigate the impacts of development on air quality during and post construction in accordance with Policies DS3 & EM7 of the Coventry Local Plan 2016.
12. 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.
13. To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.
14. For the avoidance of doubt and in the interests of proper planning.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working

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proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2016 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.

The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.

Policy AC4: Walking and Cycling

Policy CC24: University and Enterprise Area

Policy DE1: Ensuring High Quality Design

Policy DS1: Overall Development Needs

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: Redevelopment of Previously Developed Land.

Policy GE3: Biodiversity, Geological, Landscape and Archaeological-Conservation

Policy GE4: Tree Protection

Policy JE1: Overall Economy and Employment Strategy

## INFORMATIVES

You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the Planning Advisory Desk & HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. The granting of planning permission does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

- **Protected species**

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A number of European Protected Species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. For more information on protected species please visit <http://www.naturalengland.gov.uk>.

If evidence of protected species is found, work should stop immediately while Natural England (01453 764450) is contacted for advice on the best way to proceed. If any conditions concerning protected species are attached to this decision you are advised to contact the Planning Department at Coventry City Council on [ecology@coventry.gov.uk](mailto:ecology@coventry.gov.uk) before commencing development or submitting any necessary discharge of conditions applications.

- **This is not an approval under the Building Regulations.**

This permission is given under the Town And Country Planning (Development Management Procedure) (England) Order 2010 (as amended) and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This permission does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

- **Appeal Rights: -**

If you are aggrieved by the decision of the City Council to grant permission for the proposed development subject to conditions, you can appeal to the Department of Communities and Local Government under Section 78(1) of the Town and Country Planning Act 1990 (as amended). An appeal must be made within **six** months of the date of this notice or **12 weeks** for a minor commercial application.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.





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The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

If permission to develop land is granted subject to conditions, whether by the City Council or an appeal by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or may be permitted. In these circumstances, the owner may serve a purchase notice on the City Council requiring the Council to purchase the interest held in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a referral of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 & 120 and related provisions of the Town and Country Planning Act 1990.

If any part of the development for which planning permission is hereby granted affects the means of access to a building then your attention is drawn to Section 46 of the West Midlands County Council Act 1980 under which the Council must reject plans deposited in accordance with building regulations unless those plans show:

- a) That there will be adequate means of access for the fire brigade to the building, or as the case may be, to the building as extended;

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and

- b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

• **FURTHER APPROVALS**

If one or more of the conditions listed in this decision notice require you to submit further information to the City Council for approval then in **all** instances those details are to be submitted to: -

Development Management,  
Coventry City Council  
PO Box 15  
Council House  
Coventry CV1 5RR.

The receipt of such details will be acknowledged and a further decision notice will be issued following full consideration of these additional matters.

• **MINING INFORMATIVE**

The proposed development lies within a coal mining area (either an area of old workings or active and future workings, or an area of proved coal resources) and therefore could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional



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hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety, the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

**Tracy Miller**  
Head of Planning