

## **OFFICER REPORT**

<b>Planning Ref:</b>	<b>FUL/2020/3150</b>
<b>Site:</b>	<b>Charterhouse London Road</b>
<b>Ward:</b>	<b>St Michaels</b> <b>Parish:</b>
<b>Existing Floor Space:</b>	<b>N/A</b>
<b>Proposed Floor Space:</b>	700 Square Metres
<b>Net Floor Space:</b>	700 Square Metres
<b>Proposed Number of Units:</b>	<b>Nil</b>
<b>Proposed Number of Affordable Housing Units:</b>	<b>N/A</b>
<b>Within Green Belt?</b>	<b>No</b>
<b>Visible from Green Belt?</b>	<b>No</b>
<b>Within Conservation Area?</b>	<b>Yes</b>
<b>Listed Building?</b>	<b>Yes – Grade I; Grade II and SAM</b>
<b>Proposal:</b>	Refurbishment of Grade II listed Coach House and Stable and extensions to form new venue space (Use Class D1) and cafe (Use Class C3); Demolition and erection of a replacement stable block to provide new kitchen, stores and w/c. (Resubmission FUL/2018/2646).
<b>Case Officer:</b>	<b>Emma Spandley</b>

## **POLICY GUIDANCE**

### **Local plan**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DS1, DS2, DS3, JE6; R4, R6, GE1, GE2, GE3, GE4, DE1, HE2, HE3, AC1, AC2, AC3, AC4 & EM5.

### **SPD/ SPG**

SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12

### **National Policy**

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

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

- Neighbour notification was sent in accordance with the Communications Record.
- Press/site notices posted on 28<sup>th</sup> January 2021
- No representations have been received.

## **RELEVANT HISTORY**

Several planning applications have been submitted in recent years for the development and archaeological research at Charterhouse. The overview below outlines which applications have been submitted in relation to the fields, the coach house and the priory house at Charterhouse.

### House

- CT/2016/2351 - Works to Conservation Area Trees
- CT/2016/2354 - Works to Conservation Area Trees
- LB/2016/0222 - Dismantling, repair and refurbishment of the central chimney on the east (garden) side of the Charterhouse building; Alteration to windows in roof space to allow for ventilation
- FUL/2017/3074 - Proposed works, restoration and repairs to The Charter House, including reinstatement of cells
- LB/2017/2793 - Proposed works, restoration and repairs to The Charter House

### Coach House

- FUL/2018/2464 - Refurbishment of Grade II listed Coach House and Stable and extensions to form new venue space (Use Class D1) and cafe (Use Class C3), Approved 23<sup>rd</sup> November 2018.
- S/1986/1115 - Alterations and elevations of single storey building by infilling with brickwork
- L/1992/1310 - Demolition of existing single storey toilet block and erection of two storey side extension to provide toilets.

### Fields

- R/2007/0341 - Formation of new footpaths; french drain; creation of new public seating areas; installation of two interpretation stones, access control point, low level adventure trail equipment and bollards; timber fencing, gates and re-surfacing of public car park
- R/2008/0467 - Submission of details to Discharge Condition 5 - archaeology imposed on planning permission reference 53901 (R/2007/0341).

The current application is supported by a Scheduled Monument Consent No.S00240760 issued by Historic England.

### **CONSULTATION RESPONSES**

- Conservation - No objections subject to conditions;
- Drainage - No objections subject to conditions;
- Ecology - No objections subject to conditions;
- Environmental Protection - No objections subject to conditions;
- Highways - No objections subject to conditions;
- Historic England - No objections subject to conditions;
- Tree Officer - No objections subject to conditions
- Urban Design – deferred to Conservation.

### **Site and its location**

The application site relates to The Charterhouse Priory of St Anne, which is a Grade I listed building. The structure has been adapted repeatedly throughout its long life, which began with the structure's conception as a 14th century Carthusian Monastery. Part of the site is also a scheduled ancient monument.

The site is formed by a collection of buildings formed around the dominant Charterhouse, which is located on the eastern side of London Road, accessed via a long driveway, which crosses the River Sherbourne. The site is within a parkland setting, 'Charterhouse Fields', which is scheduled for wider enhancement as part of a City Heritage Park (Policy HE3). Residential properties adjoin the northeast-east boundary and Blue Coat School is located to the southeast (also forming part of the application site but forming a distinctly different element). The site is within the urban area of the City set within urban green space.

### **Details of Development**

The application is supported by a comprehensive Design and Access Statement. The applicants have been successful in obtaining Heritage Lottery Funding to:-

- Develop a visitor attraction based upon an interpretation of the Carthusian period and the Dissolution in the above and below ground remains featuring the medieval wall paintings. Within the area of the Great Cloister this would include better legibility of the remains discovered to date and develop an understanding to instruct the re-recreation of two monastic cells. (See also planning ref. FUL/2017/3074 described under 'Planning History' below).
- A space within the Victorian house for visitors that might include café, bookshop and room hire facilities to serve both the visitors and those using the park.
- An on-going programme of archaeology to develop a better understanding of the history of the site
- An events-based venue operating around the coach house and the larger spaces that this area provides, offering an attractive venue for exhibitions, corporate days and as a wedding venue.

This application is for permission for Phase II for the events-based venue in and around the coach house and stable block.

The previous application FUL/2018/2646 granted permission for the refurbishment of the existing stable building along with an extension to provide a new venue space and café / restaurant. However, after further survey works (carried out under SMC S00201787), was conducted it became apparent that the existing stable block would have to be demolished and rebuilt.

This application seeks permission for a new venue space and café / restaurant, together with the demolition and rebuild of the existing stable block.

### **ISSUES AND ASSESSMENT**

Key issues:

- Policy Background;
- Principle of development,
  - The principle of the café/restaurant use and wedding venue / conference centre,
- Impact on surrounding neighbouring properties,
  - Noise;
  - Odour;
  - Built Form;
- Impact upon heritage assets;
- Ecology, Biodiversity and Trees,
  - Ecology and Biodiversity;
  - Trees;
- Impact on Green Spaces;
- Highways, access and parking;
- Flood Risk;
- Equality Implications.

### **Policy Background**

Section 2, paragraph 10 & 11 of the NPPF states that applications must be approved that accord with an up-to-date development plan without delay. Coventry City Council have an up-to-date Local Plan which was adopted on 5<sup>th</sup> December 2017.

Policy DS3 of the CLP states the Council will take a positive approach that reflects the presumption in favour of sustainable development consistent with paragraphs 10 & 11 of the NPPF.

### **Principle of development**

NPPF paragraph No.7 states 'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 & 11).

Policy HE3 - Heritage Park – Charterhouse states:-

Proposals for a City Heritage Park in the grounds of the Charterhouse and London Road cemetery will be supported along with measures to improve linkages to the area along the River Sherbourne (between Charterhouse and Far Gosford Street), the former Coventry loop railway line and across the London Road. Proposals that are detrimental to the establishment of the heritage park and the improvement of linkages will be resisted.

2. Land at Blue Coat School is to be removed from the Green Belt in accordance with policy GB1 to support the expansion of school facilities on condition that the existing school car park is removed from the area of the Charterhouse Scheduled Ancient Monument. In addition, the expansion of the school should also support the appropriate relocation of the all-weather sports facilities and playground areas to secure the enhancement of the riverside area. This should facilitate the re naturalisation of the area in an appropriate way in order to enhance the setting of the Charterhouse, its precinct and the Heritage Park as a whole.

3. The creation of the Heritage Park and expansion of Blue Coat School should be guided by a comprehensive Master plan, which reflects the policies of this Plan (including Appendix 4).”

Appendix 4 is map showing the location of the Heritage Park and Connectivity Route. The site the subject of this application is in accordance with Appendix 4 of the CLP.

The wider aspirations of the applicant for the site are the creation of a 2 mile green heritage loop. The walk will connect outstanding heritage assets along a naturalised riverside park, and incorporates 70 acres of park, woodland and wetland and over a km of disused railway line. A ‘stately home’ park landscape on the edge of the city centre connected to the University by a river.

FUL/2017/3074 granted permission for the refurbishment of the listed buildings and the wider regeneration of the site. The buildings were in a serious condition when Historic England put them on the At-Risk Register (2013). FUL/2017/3074 granted permission for Phase 1 of a scheme supported by the heritage Lottery Fund to:-

- Remove the Charterhouse from Historic England’s ‘Heritage at Risk’ register, through the restoration and extension of the Charterhouse to allow for the interpretive and educational desires of the Trust. The Charterhouse will form the central visitor attraction for the wider Charterhouse Heritage Park.
- Restore the three internationally significant wall murals to create a heritage and educational visitor attraction of national importance. The three wall murals will undergo a program of work to protect them from future decay. Interpretive effects will be used to provide further insight to visitors of what they would have looked like in their original condition whilst architectural design will be used to hint at their original architectural environment.
- Rebuild two cells using the existing archaeologically defined footprints, with the aim of displaying the lifestyle of the Carthusian Monks. Internally one intervention will take a more literal recreation approach with the other cell taking a more ephemeral artist led approach.
- Architecturally portray how monasteries moved from a religious to a secular standing as a consequence of the Dissolution.
- Phase II will include the restoration and extension of the former Coach House and Stables to create a wedding and conference venue, in an architecture which adds to the Monastic Character of the Great Cloister.

As noted in the last bullet point, the current application is for Phase II of the wider regeneration masterplan for the Charterhouse and the Heritage Park.

Therefore, the proposals are in accordance with Policy HE3 and Appendix 4 of the CLP 2016.

*The principle of the café/restaurant use and wedding venue / conference centre*

Policy R4 states proposals for retail and other Main Town Centre uses will not be permitted in out-of-centre locations unless they satisfy the Sequential Assessment and the Impact Test.

Main Town Centre Uses include: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

The impact test is only required if the floor area proposed exceeds 1,000sq.m. The proposal proposes 700sq.m of additional floor space. Therefore, an Impact Test is not required.

Policy CO1 deals with new or improved social community and leisure premises and states:-

“Proposals for social, community and leisure facilities will be considered through the following sequential approach:

- a) Designated centres to support the centres hierarchy;
- b) Where no suitable sites are available in a designated centre, an edge of-centre location;

- c) Where no edge of centre sites are available, a site adjacent to other associated facilities including existing schools and educational facilities;
- d) Only where no suitable site can be identified having regard to points 1- 3, will stand alone sites be supported, subject to:
  - I. The proposal addressing an unmet need within a local community;
  - II. There being no significant adverse impact upon the role of a defined Centre; and
    - a. There being no material impact on neighbouring amenity;

Proposals will be considered on the basis of:

- a) The appropriateness of their proposed location in relation to their scale and intended catchment;
- b) Compatibility with nearby uses;
- c) Accessibility by a choice of means of transport; and
- d) Compatibility with other Plan Policies.”

Whereas Policy R6 which relates to Restaurants, bars and Hot Food Takeaways states outlets should be located within defined centres and will normally be discouraged outside those locations. The reasoning behind the siting of these uses within defined centres is because such uses have the potential to cause significant problems with impact upon residential amenity, highways and parking. In some cases these uses are not even supported within defined centres because of the potential amenity issues.

#### *Assessment*

The application has been submitted with additional information which seeks to demonstrate that the restaurant use (Use Class A3) and wedding / conference venue (Use Class D1) proposed although situated within an out of centre location the café/restaurant facility and wedding / conference venue is identified as being ancillary to the overall function of the Charterhouse premises and the buildings (and surrounding park land) as a key visitor attraction for Coventry. It is noted in the supporting document that it does not directly cover matters of sequential assessment but instead focuses on justifying why the provisions are required regardless of any potentially sequentially preferable options.

The importance of the Charterhouse site as a key visitor attraction is heavily referenced to this regard within the supporting documentation. Although not explicitly referenced in Policy JE6, the proposals are in keeping with the overarching principles of this part of the Local Plan, especially the supporting text where key links are drawn to the councils emerging Tourism Strategy. The potential for contributions towards delivering the tourism strategy and supporting City of Culture programme in 2021 cannot be overlooked and it is agreed with the importance placed upon them.

With regards the café/restaurant use, although ancillary to the main functions and purpose of the regenerated Charterhouse facility, they will, in my view provide a vital financial contribution towards making the overall facility viable and attractive to bring forward. Without it, the overall regeneration project would be placed in jeopardy. This is suggested in the supporting information and I accept the argument put forward here and understand the reasoning behind it.

I therefore consider it appropriate in policy terms to support the cafe/restaurant & wedding / conference venue facility in this specific location to support the overall delivery of the Charterhouse and Heritage Park project. In doing so I consider the policy drivers behind Policy HE3 (covering the strategic desire for the heritage park) and JE6 (strategic importance of promoting sustainable tourism in the build up to City of Culture) substantially outweigh any issues that may arise with Policy R4.

#### **Impact on surrounding neighbouring properties**

Policy H5 of the CLP requires new development to be designed and positioned so it does not adversely affect the amenities of the occupiers of neighbouring properties. Policy H3 of the CLP states that new development must provide a high-quality residential environment.

#### *Noise*

There are residential properties fronting onto London Road and backing onto the Charter House from Terry Road, which are in close proximity to the proposed uses.

Environmental Protection requested further details about the proposed venue with regards to entertainment and if amplified music or PA systems will be used. This information is not available however, a condition requiring an environmental noise assessment once details of entertainment/amplification etc are known, can be attached to any grant of planning permission. The assessment would need to look at the structure of the building, how volume can be controlled, and impacts of any external drinking/smoking areas and external plant such that there are no adverse impacts to occupiers of nearby residential properties.

#### *Odour*

No details of the extraction system serving the restaurant / bar has been submitted, however, this can be controlled by a suitable worded condition.

#### *Built Form*

Building attractive and better designed homes in areas where they are need is at the centre of the NPPF. It gives Local Planning Authority's the confidence to refuse permission for development that does not prioritise design quality and does not complement its surroundings.

Paragraph 124 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states 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.

Policy DE1 of the Coventry Local Plan 2016 states all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Due to the siting of the proposed extension and the separation distances to the nearest residential property located within Terry Road are such that there would be no impact from visual intrusion, loss of light or loss of privacy.

#### **Impact upon heritage assets**

"Section 66 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that 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.

Paragraph 194 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification. Paragraph 196 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Policy HE2 'Conservation and Heritage Assets' which is relevant to listed buildings, 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 detail.

Historic England raise no objections to the proposal. Historic England has been involved in pre-application discussions and have no objections to the principle of a new venue building or alterations to the extant historic structures. The final design of the new venue does however require further consultation and agreement, informed by further on-site investigations. If planning approval were to be granted, we would be content for these agreements to be secured through Conditions.

The scheme requires Scheduled Monument Consent (SMC) and it would not be able to proceed until this is granted. Agreeing the design aspects would be a prerequisite of that process, as would suitable mitigation against any archaeological impact (e.g. preservation of the below ground archaeological remains). This could entail changes to the approved design and layout of the venue.

Charterhouse's significance stems from both the medieval monastic occupation as well as the post-dissolution re-use. The site has a very good survival of below ground archaeological evidence, upstanding remains and historic buildings. There are also very strong historical and communal values which contribute greatly to its significance as a historic place. The proposed new venue development would be located within the Charterhouse Priory scheduled monument and the London Road Conservation Area, and c. 45m to the southeast of 'The Charterhouse' Grade I listed building. The proposals include the coach house, which is a Grade II listed building.

The coach house is included within the scheduled monument designation and SMC takes precedence. Listed Building is therefore not required for these proposals.

The venue application is accompanied by a detailed Design and Access Statement which has provided the rationale and justification for the works and includes a heritage statement. This is supported by the Conservation Management Plan which provides background on the significance of this site. The venue would be located over an area of monastic cells which were thought to run along the southern side of the cloister. The appearance and layout of the new building is designed to reflect that monastic use, with the northern side becoming a partial recreation of the cells and southern cloister. The proposals would incorporate the coach house at the western end, and the small stable building in the south, requiring various internal alterations and removal of modern extensions. A stretch of the southern precinct wall would be incorporated into the southern wall of the new venue. Previous archaeological investigations have shown there to be a very good potential for below ground archaeology to survive in this area. Further works are needed to fully define the nature and extent of this and in September 2018 SMC was granted for archaeological evaluation works to assess potential. It is intended that these works would inform the final design of the proposals.

The proposed development works require substantial physical interventions into the scheduled monument, both below ground archaeology and on the upstanding built historic fabric. The full extent of the physical impact is unknown until the archaeological evaluation has been completed; however there would undoubtedly be some damage and truncation of below ground remains from the groundworks, and loss of fabric for the alterations to the buildings. This would result in harm to the significance of the scheduled monument.

In terms of character and setting, the scheme would introduce a large modern structure into this historic space, impacting the character of the scheduled monument and Conservation Area (including views towards the site from the south) and the settings of the Grade I listed Charterhouse and the coach house. Although the Venue would be, in some views, recreating the appearance of the monastic cells, cloister and pentice (albeit a modern interpretation of these); it would also be introducing a large block of modern fabric which could interfere with an appreciation of the historic elements of the site. In addition to this it would be effectively removing a space which has possibly been undeveloped and devoid of buildings for around 450 years, and part of the site's post-dissolution development and post-medieval use. There would therefore be visual impacts and a loss of historic context, which in our view would result in harm to the significance of the designated heritage assets.

The level of harm must be weighed against the public benefits, and Historic England note that these proposals are part of a wider scheme of works which are intended to bring a large number of improvements to the Charterhouse site. Key to this is the venue generating revenue to help fund conservation works and the on-going management and maintenance of the wider site. It would provide income to the Historic Coventry Trust, indirectly facilitating new research that would enhance our knowledge of the scheduled monument and listed buildings. It would directly ensure the repair of and bring two dilapidated historic structures back in to constructive use, and the consolidation and repair of the southern precinct wall. When complete (and if undertaken appropriately) it would also be seen alongside the cell reconstructions (already approved) as part of new interpretation within the site, improving the visitor gift and draw of The Charterhouse, and better revealing the nature and extent of the Carthusian monastic elements within the site. This interpretation will be continued internally within the structure, where it is intended the layout of the individual cells will be represented in the final design.

In planning policy terms, this development would be considered harmful in line with Paragraphs 193, 194 and 196 of the National Planning Policy Framework (NPPF). It does however include elements which would enhance and better reveal the significance of the Conservation Area and nearby heritage assets, in line with NPPF Paragraph 200, and could be argued to make a positive contribution to local character and distinctiveness, in line with NPPF Paragraph 192. Chapter 12 of the NPPF is also a relevant consideration. In terms of legislation, the development would not preserve all elements of the setting of the adjacent listed buildings, but would help facilitate public benefits which would enhance the character of the conservation area (Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Appropriate investigation, recording and mitigation would be needed ensure the harmful physical effects of the proposed development are minimised. Key to this is an appropriate foundation design to reduce the impact and preserve archaeology beneath the new building. If this is not possible, the proposed development would not be acceptable in its current form. The archaeology within the footprint of the venue will dictate the foundation proposals, and in turn the final design of the wider structure – for example the loading on the southern prescient wall and the design of the roof. Further details and consultation are required on all these elements and it will be a prerequisite of the SMC which is needed for these proposals.

A high quality standard of design is also essential in ensuring the visual impact of the development is minimised and the new venue would need to be sympathetic to local character and history of the Charterhouse site. This must include appropriate choice of materials, roof design, rainwater goods, landscaping, designing out of any intrusive elements and ensuring high quality finishes and craftsmanship.

Historic England has no objection to the principle of the proposed development, subject to details being agreed via Conditions on the planning approval and the Scheduled Monument Consent process, as discussed above. No Listed Building Consent is required.

On the submission of amended plans Conversation raises no objection to the proposal, subject to conditions.

Historic England welcome the Historic Coventry Trust's wider ambitions for the Charterhouse site which would help ensure the designated heritage assets are conserved and maintained in the long-term. We recognise that the venue development is a key part of delivering this vision and we look forward to working with them and the Council in developing this further.

### **Ecology, Biodiversity and Trees**

#### *Ecology and Biodiversity*

Policy GE3 of the CLP states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Policy GE3 establishes that developments should provide a net gain and where this is not possible provide some form of off-setting.

The application is supported by a Bat Survey, dated October 2020, which states that the Coach House provides roosts for pipistrelle and brown long-eared bats. A licence from Natural England and appropriate mitigation will be required for the project. The report includes a detailed mitigation strategy (para 5.15 page 10)



which includes appropriate steps for demolition and enhancements including provision of new roosts and appropriate lighting.

There has been no bat assessment of the stable block. This was not surveyed in previous years as it was inaccessible but was described as having low potential for bat roosts as it was derelict and overgrown. The Design and Access statement suggest that the vegetation has been cleared and it is very dilapidated.

Ecology raises no objection subject to the recommendations in the Greengage report being implemented in full.

### *Trees*

Policy GE4 states that trees make a valuable contribution to the city's green landscape. New developments should seek to retain existing trees and other landscape features, incorporating them into a high-quality design and landscape proposals where possible. Should loss be unavoidable, compensatory provision of new trees should be proposed as part of a well-designed landscape scheme.

The existing trees on the site are not protected by a Tree Preservation Order (TPO), however the site is located within a Conservation Area.

The application was supported by an Arboricultural Method Statement (AMS) which sets out how the works will be undertaken out without causing damage to the; root systems, trunk and crowns of the adjacent x2 Weeping Ash trees T1 & T2.

The AMS also includes the Tree Protection Plan for the safeguarding of the trees, and also recommends that the works must be supervised by a qualified arboriculturist. The Tree Officer raises no objections subject to the AMS being conditioned.

### **Impact on Green Spaces**

Policy GE2 'Green Space' states that development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:

- a) An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or
- b) A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or
- c) The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.

The site is part of the Charterhouse Heritage Park (Policy HE3) and the listed buildings are set within green space. The building is located within the inner cloister wall and not out in the wider parkland surrounding the Charterhouse. However, the site is part of a wider regeneration masterplan to transform the Charterhouse and the heritage link line into a visitor tourist attraction, therefore the proposals will enhance the surrounding areas of green space.

### **Highways, access and parking**

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.
- 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. Proposals for the provision of car parking associated with new development will be assessed on

the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.

The Highway Authority has raised no objection to the scheme. A condition was imposed on the previous permission which stated that prior to commencement of the proposal the car parking area approved as part of FUL/2017/3074 shall be provided. This car park has now been provided. On this basis, Highways raise no objections subject to a condition securing a Construction Method Statement (CMS).

### **Flood Risk**

Notwithstanding the submitted flood risk assessment, a strategy for the implementation of surface water and foul drainage should be submitted by the applicant.

The applicant should provide additional details to support the proposals, this can be controlled by a suitable worded condition.

### **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;
  - a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - b) 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**

In view of the design, siting and massing of the proposed development it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.