



Ministry of Housing,
Communities &
Local Government

Liam D'Onofrio
Principal Town Planner – East Area Team
Coventry City Council
Place Directorate
Development Management

Liam.D'Onofrio@coventry.gov.uk

Please ask for: Bijal Patel
Tel:
Email: Bijal.patel@communities.gov.uk

Your ref:

Our ref: PCU/LBC/U4610/3274773

Date: 24 June 2021

Dear Mr D'Onofrio

Planning (Listed Buildings and Conservation Areas) Act 1990
Application for Listed Building Consent
Address - Retail Market, Queen Victoria Road, Coventry CV1 3HT
Application no - LB/2020/2857

I am directed by the Secretary of State for Housing, Communities and Local Government to refer to your email of 23 April 2021 with enclosures, concerning your council's application for Listed Building Consent for the removal of bridge link between Coventry Market roof top car park and roof top parking over existing retail units on Market Way and associated reinstatement works to roof top car park surface and balustrade, removal of existing Coventry Market basement ramp from Rover Road and associated infilling and reinstatement works, works to retaining wall to north-east of Coventry Market, removal of existing pedestrian ramp into Coventry Market off Rover Road, creation of new Coventry Market basement ramp from Queen Victoria Road and associated works to Coventry Market basement at the above address. The application was made in accordance with the provisions of Regulation 13 of the Planning (Listed Buildings and Conservation Area) Regulations 1990, as amended by Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

The Secretary of State has considered the information submitted by your council in support of the application and noted that The Twentieth Century Society has objected to the proposal.

Paragraph 196 of the National Planning Policy Framework states that, *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.*

Historic England have been consulted on this application, and they consider that the proposed works would cause less than substantial harm to the grade II listed building and therefore does not feel it necessary to refuse Listed Building Consent.

The Secretary of State has considered carefully the proposal, including the comments submitted by Historic England and the objections submitted by The Twentieth Century Society, but has concluded that the benefits of the proposal outweigh the harm to the heritage asset.

The Secretary of State hereby grants Listed Building Consent for the works listed overleaf, subject to the following conditions:

1. The works hereby approved shall begin not later than 10 years from the date of this consent. 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: Drg No.0900, 0901, 0902, 0903, 0904, 0906, 0907, 0908, 0909.

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. The demolition of the bridge link between Coventry Market and buildings on Market Way shall not commence unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) a contract that has been entered into for the demolition of the building on Market Way to which the bridge link is physically connected;

b) a Level 3 building recording of the bridge link has been undertaken, in full accordance with Historic England's Guidance 'Understanding Historic Buildings; A Guide to Good Recording Practice (2016) or most recent publication;

c) a detailed demolition works method statement to show how the bridge link will be physically separated from Coventry Market; and

d) large scale details of the replacement roof top balustrade to match existing and sample materials details and colour coating details for all elements of the works, including any making good. Thereafter the works shall only proceed in accordance with the approved details.

The submission of these details prior to demolition is fundamental to ensure the bridge link is only removed in relation to the City Centre South redevelopment, that an appropriate record is made of the bridge link within its existing setting prior to removal and that appropriate balustrade and materials are secured in accordance with Policy HE2 of the Coventry Local Plan 2016, Policy CC2 of the City Centre Area Action Plan 2017 and the aims and objectives of the NPPF.

4. The infilling of the existing vehicle access ramp into the basement of Coventry Market from Rover Road shall not commence unless and until either the proposed new ramped access to that basement from Queen Victoria Road has been fully completed and is operational or details of any alternate viable means of servicing Coventry Market have been submitted to and approved by the local planning authority with all details carried out as approved thereafter.

To ensure that a viable alternative servicing solution is agreed prior to the removal of the existing Coventry Market basement access ramp in accordance with Policy HE2 of the Coventry Local Plan 2016, Policy CC2 of the City Centre Area Action Plan 2017 and the aims and objectives of the NPPF.

5. Construction of the replacement ramp into Coventry Market basement shall not commence until a method statement in respect of the re-configuration of the Coventry Market basement (to include large-scale working drawings detailing the structural alterations to be made) has been submitted to and agreed in writing by the Local Planning Authority.

To ensure the protection of this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

6. Before the commencement of works relating to the pedestrian ramp, retaining wall and associated areas of masonry and other features to be demolished at Coventry Market, details of proposed development and reinstatement works (to include large scale working drawings detailing the structural alterations to be made) and a statement setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction shall submitted to and agreed in writing by the Local Planning Authority.

The work shall be carried out fully in accordance with the approved details and statement. To ensure the protection of this heritage asset in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016.

This letter does not convey any consent or approval required under any enactment, byelaw, order, or regulation, other than Section 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

Yours sincerely

Edward Chapman

Edward Chapman
Planning Casework Manager
Encs: High Court challenge note