

Young & Co.'s Brewery PLC

The City Gate, Exeter



Planning Potential secured planning permission and listed building consent for renovation and improvement works at the City Gate Hotel in Exeter.

The City Gate Hotel is a Grade II Georgian listed building that includes a portion of Exeter's Ancient City Wall within its cellar and along the southern boundary. The property is also situated at the edge of the St David's Conservation Area.

The principle of Class A3 (restaurant), A4 (drinking establishment), and C1 (hotel) uses are well established, with the site having accommodated the City Gate Hotel for many years.

The premises has historically traded well benefitting from a good level of passing tourist trade. However, there has been a longstanding requirement to alter and improve the existing premises to meet changes in customer demand.

An application for planning permission and listed building consent was submitted in June 2016 for internal and external works to the existing premises. This included the replacement of the existing conservatory with an enlarged conservatory in-keeping with the existing structure, internal reconfiguration, the refurbishment of existing rooms, works to the external garden areas, and the conversion of the existing ancillary stores to create an outdoor bar and toilet block. The redecoration of the exterior was also proposed.

The works were proposed in order to maximise the use of space, ensure the pub is fit for purpose, and create a cohesive, modern pub that meets customer demand and operational requirements.

Planning Potential successfully negotiated with the Planning and Heritage Officers at the Council, and devised solutions to issues such as level disabled access throughout the ground floor and garden, and amenity for surrounding residents.

As a result, the Planning Officer was in a position to grant planning permission and listed building consent under delegated powers in September 2016.

Summary of achievements:

- Coordinated pre-application discussions with the LPA to identify the principal issues
- Coordinated the production and submission of the planning application
- Successfully addressed issues raised by Officers
- Secured a positive resolution under delegated powers

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