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Mr M. Sayers
Nooko Developments Ltd
Site Of Royal Clarence Hotel
Cathedral Yard
Exeter
Devon
EX1 1HD

Town and Country Planning Act 1990 and its orders

FULL PLANNING PERMISSION GRANTED

LOCATION: Site Of Royal Clarence Hotel, Cathedral Yard, Exeter, EX1 1HD

PROPOSAL: Redevelopment of the Royal Clarence, to include 25 new residential dwellings on the upper floors with part residential on the ground and part basement floor. Commercial on the remaining ground and basement floor as a public house and restaurant.

APPLICATION NUMBER: 25/0895/FUL

The Local Planning Authority grants planning permission for the above development subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the approved plans listed below, unless modified by the other conditions of this permission:
 - 24046 P01.01 rev A - Site Location Plan
 - S-01-F001-P4-Pile Layout (below Basement Level)
 - S-01-F002-P3-Pile Layout (below Ground Level)
 - S-01-F003-P5-Foundation Layout (below Basement Level)
 - S-01-F004-P3-Foundation Layout (below Ground Level)
 - 25.07-EDS-XX-B1-DR-A-(06)10-P03-Demolition Basement Plan
 - 25.07-EDS-XX-00-DR-A-(06)11-P03-Demolition Ground Floor Plan
 - 25.07-EDS-XX-01-DR-A-(06)12-P03-Demolition First Floor Plan
 - 25.07-EDS-XX-M1-DR-A-(06)13-P03-Demolition First Floor Mezzanine Plan
 - 25.07-EDS-XX-02-DR-A-(06)14-P03-Demolition Second Floor Plan
 - 25.07-EDS-XX-03-DR-A-(06)15-P03-Demolition Third Floor Plan

- 25.07-EDS-XX-04-DR-A-(06)16-P03-Demolition Roof Plan
- 25.07-EDS-XX-01-DR-A-SK013-P01-Proposed Breakthrough of Existing Historic Wall
- 24193 P0200revH - Royal Clarence Proposed Basement Floor Layout Plan
- 24193 P0201revM - Royal Clarence Proposed Ground Floor Layout Plan
- 24193 P0202revP - Royal Clarence Proposed First Floor Layout Plan
- 24193 P0203revJ - Royal Clarence Proposed First Floor Mezzanine Well House Layout Plan
- 24193 P0204revL - Royal Clarence Proposed Second Floor Layout Plan
- 24193 P0206revH - Royal Clarence Proposed Fourth Floor Layout Plan
- 24193 P0207revH - Royal Clarence Proposed Fifth Floor Layout Plan
- 24193 P0208revA - Royal Clarence Proposed Roof Plan
- ES24.100-S-02-0200-Ground Floor Layout - Well House-P3
- ES24.100-S-02-0201-First Floor Layout - Well House-P4
- ES24.100-S-02-0202-First Floor Mezz Layout - Well House-P3
- ES24.100-S-02-0203-Second Floor Layout - Well House-P3
- ES24.100-S-02-0204-Third Floor Layout - Well House-P3
- ES24.100-S-02-0205-Roof Layout - Well House-P3
- ES24.100-S-01-B001-Basement Layout Structural General Arrangement-P8
- ES24.100-S-01-0001-Ground Floor Layout Structural General Arrangement-P9
- ES24.100-S-01-0004-First Floor Layout Structural General Arrangement-P9
- ES24.100-S-01-0007-First Floor Mezzanine Structural Layout General Arrangement-P3
- ES24.100-S-01-0010-Second Floor Layout Structural General Arrangement-P8
- ES24.100-S-01-0013-Third Floor Layout Structural General Arrangement-P8
- ES24.100-S-01-0016-Fourth Floor Layout Structural General Arrangement-P9
- ES24.100-S-01-0019-Fifth Floor Layout Structural General Arrangement-P6
- 24193 P0200 rev H - Royal Clarence Proposed Basement Floor Layout Plan
- 24193 P0201 rev M - Royal Clarence Proposed Ground Floor Layout Plan
- 24193 P0202 rev P - Royal Clarence Proposed First Floor Layout Plan
- 24193 P0203 rev J - Royal Clarence Proposed First Floor Mezzanine Floor Layout Plan
- 24193 P0204 rev L - Royal Clarence Proposed Second Floor Layout Plan
- 24193 P0205 rev L - Royal Clarence Proposed Third Floor Layout Plan
- 24193 P0206 rev H - Royal Clarence Proposed Fourth Floor Layout Plan
- 24193 P0207 rev H - Royal Clarence Proposed Fifth Floor Layout Plan
- 24193 P0208 rev A - Royal Clarence Proposed Roof Plan
- 24193 P0401 rev D - Royal Clarence Proposed Front Elevation
- 24193 P0402 rev D - Royal Clarence Proposed Side Elevation Lamb Alley
- 24193 P0403 rev D - Royal Clarence Proposed Rear Elvation
- 24193 P0404 rev D - Royal Clarence Proposed Side Elevation Martins Lane
- 25.07-EDS-XX-ZZ-DR-A-(08)20-P01-Proposed Sections 1 & 2
- 25.07-EDS-XX-ZZ-DR-A-(08)23-P01-Proposed Sections C & D
- 25.07-EDS-XX-ZZ-DR-A-(08)24-P01-Proposed Sections E & F

Reason: To ensure the development is constructed in accordance with the approved plans, unless modified by the other conditions of this permission.

3. The development shall be undertaken in accordance with the work methodology outlined in the following submitted documents at all times:
 - Demolition Method Statement (24193 P05.07 rev C - 26 July 2025)
 - Heritage Appraisal (Avalon - December 2025)
 - Visual Inspection Report (Matt MacDonald, RCH-MMD-XX-XX-RP-X-000001 Rev P01 - October 2025)

Reason: To ensure suitable protection and conservation of the existing historic fabric.

4. Prior to any further development works continuing on the site after the date of this permission, a works phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include the proposed order of all demolition and construction work and potential crossover. The phasing plan shall be implemented as approved.

Reason: To limit further harm to the heritage features from the development.

5. The development shall be undertaken fully in accordance with the archaeology Written Scheme of Investigation entitled Project Design for a Programme of Archaeological Work by AC Archaeology (Document No: ACA0254/3/0) dated January 2026 submitted on 21 January 2026.

Reason: To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with saved Policy C5 of the Local Plan First Review and paragraph 218 of the National Planning Policy Framework (2024).

Pre-installation

6. Prior to installation of any part of the concrete frame details of how the structure will interface with the historic fabric shall be submitted to, and approved by, by the Local Planning Authority in writing. These details shall include locations of steels, sectional drawings, and details, and methodology of location of any fixings, specific construction methodology and temporary works details. The development shall be undertaken in accordance with the approved details at all times.

Reason: To ensure suitable integration with, and to prevent harm to, the historic fabric of the building.

7. Prior to any further development works continuing on the site after the date of this permission, construction methodology details to show how the Well House steel frame interacts with the existing spine wall shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

Reason: To ensure suitable integration with, and prevent harm to, the remaining areas of the Well House and spine wall.

Pre-specific works

8. Following safe work access being created on site any alterations to the approved structural details shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To limit harm to the historic fabric of the site.

9. The development shall be undertaken in accordance with the submitted Construction Method Statement (dated March 2025, received 09 July 2025) at all times during the demolition and construction period.

Reason: To ensure that the construction works are carried out in an appropriate manner to minimise the impact on the amenity of neighbouring uses and in the interests of the safety and convenience of highway users

Pre-use

10. Prior to the commencement of the use hereby permitted, the noise mitigation measures set out in the "Noise Impact Assessment of Commercial Sound Sources" dated 5 August 2025 shall be implemented in full. The measures shall be maintained for the lifetime of the development.

Reason: In the interests of the amenity of the residents of proposed development.

Pre-installation

11. Air Source Heat Pumps shall not be installed on the site unless the number, location and technical details have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that they do not harm the significance of heritage assets either on or around the site.

Pre-installation

12. Photovoltaic panels shall not be installed on the site unless the number, location and technical details have previously been submitted to and approved in writing by the Local Planning Authority together with an accompanying heritage statement.

Reason: To ensure that they do not harm the significance of heritage assets either on or around the site.

Pre-superstructure

13. Prior to work on the super structure of the building, product specification sheets and samples, including confirmation of colour, of the external facing materials and roof materials (including rainwater goods and the rear (northwest) balustrade/parapet) of the building shall be submitted to and approved in writing by the Local Planning Authority. The building shall be constructed in accordance with the approved materials.

Reason: In the interests of good design and the preservation of heritage assets (on and around the site), including their settings, in accordance with Policy CP17 of the Core Strategy, saved Policies C1, C2, C4 and DG1 of the Exeter Local Plan First Review, and paragraphs 131 and 207 of the NPPF.

14. The development hereby approved shall be undertaken in full accordance with the mitigation measures outlined in the submitted Preliminary Ecological Appraisal and Bat Emergence Survey (250613 rev03A December 2025).

Reason: To enhance biodiversity on the site in accordance with paragraph 9.28 and Appendix 2 of the Residential Design Guide SPD, and paragraph 187 of the NPPF.

Pre-Installation

15. Prior to the installation of any new fenestration (windows/doors) large scale internal and external details, including sections to a scale of not less than 1:20, of the proposed windows/doors, along with confirmation of materials and finishes, shall be submitted to and be approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of good design and the preservation of heritage assets (on and around the site), including their settings, in accordance with Policy CP17 of the Core

Strategy, saved Policies C1, C2, C4 and DG1 of the Exeter Local Plan First Review, and paragraphs 131 and 207 of the NPPF.

Pre-Installation

16. The two upper floor windows shown on drawing number (24193 P0402 rev D - Royal Clarence Proposed Side Elevation Lamb Alley) shall be obscured glazed. Prior to the installation of the windows details of the obscured glazing, including level of obscurity, shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be maintained as approved thereafter.

Reason: To protect the privacy of the occupiers of the apartment and neighbouring residents in accordance with saved Policy DG4 of the Exeter Local Plan First Review.

Pre-Installation

17. The glazed balustrade shown on drawing number 24193 P0402 rev D (Royal Clarence Proposed Side Elevation Lamb Alley) shall be obscured glazed. Prior to the installation of the balustrade details of the obscured glazing, including level of obscurity, shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be maintained as approved thereafter.

Reason: To protect the privacy of the occupiers of the apartment and neighbouring residents in accordance with saved Policy DG4 of the Exeter Local Plan First Review.

18. No external lighting shall be installed on the site unless details of the lighting have previously been submitted to and approved in writing by the Local Planning Authority (including location, type, and specification). The details shall demonstrate how the lighting has been designed to minimise impacts on local amenity and wildlife (including isolate drawings of lighting levels and mitigation if necessary), and how it will either preserve or enhance the significance of heritage assets on or around the site. The lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of local amenity, wildlife, and the significance of heritage assets.

Pre-Use/Occupation

19. Prior to the first occupation or use of the development hereby approved, the measures set out in the submitted 'Supplementary Planning Information Crime Prevention for New Residential Proposals' (24193 P05.03 Rev A, dated 18th June 2025) shall be implemented in full. The approved measures shall be retained and maintained at all times thereafter.

Reason: In the interests of crime prevention and safety in accordance with saved Policy CP7 of the Exeter Local Plan First Review.

Pre-Occupation

20. Prior to first occupation of any of the apartments in the development hereby approved, details of bike store numbers, method of securing bikes and access controls shall be submitted to, and approved in writing by, the Local Planning Authority. The bike store shall be made available in accordance with the approved details prior to first occupation and retained solely for that use at all times thereafter.

Reason: To encourage sustainable travel in accordance with saved Policy T3 of the Exeter Local Plan First Review and the Sustainable Transport SPD.

Pre-Use

21. Prior to first the use of the commercial units hereby permitted, the noise and odour mitigation measures set out in the submitted 'Ventilation and Extraction Statement' (24193

P05.06 Rev A, dated 16 July 2025) shall be implemented in full. The measures shall be maintained for the lifetime of the development.

Reason: In the interests of the amenity of the residents of proposed development and nearby residential dwellings.

Pre-Use

22. The development hereby permitted shall not be occupied/brought into use until a post investigation assessment has been submitted to and approved in writing by the Local Planning Authority, in accordance with the Written Scheme of Investigation entitled Project Design for a Programme of Archaeological Work by AC Archaeology (Document No: ACA0254/3/0) dated January 2026 submitted on 21 January 2026. The post investigation assessment shall provide details of the analysis, publication and dissemination of results, including archive deposition where applicable.

Reason: To accord with paragraph 218 of the National Planning Policy Framework (2024), which requires developers to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

23. The development shall be carried out in accordance with the submitted Waste Audit Statement (24193 P05.90 revision A, dated 15 December 2025).

Reason: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document.

24. All external doors and gates on the site adjoining public footways shall be inward opening or hung to not overhang the public footway when opening.

Reason: In the interests of the safety of pedestrians using adjoining public footways in accordance with paragraph 117 of the NPPF.

25. No waste or recycling bins or containers shall be stored outside the integral bin stores of the building hereby approved except upon the day(s) of collection.

Reason: In the interests of the amenity of the neighbourhood and convenience of highway users.

26. The total noise from the development shall not exceed a rating noise level (measured in accordance with BS4142:2014) of 34 dB (07:00 to 23:00) and 24 dB (23:00 to 07:00) at any noise sensitive receptor, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenity of the locality.

INFORMATIVES

1. Informative: S106

A legal agreement under Section 106 of the Town and Country Planning Act 1990 relates to this planning permission.

2. Informative: CIL liability

The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. Accordingly, your attention is drawn to the need to complete and submit an 'Assumption of Liability' notice to the Local Planning Authority as soon as possible. A copy is available on the Exeter City Council website.

It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (i.e. where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil.

3. Informative: Appropriate Assessment

In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Area (SPA), the Exe Estuary, which is a designated European site. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to fund the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).

4. Informative: Positive and Pro-active working

In accordance with Paragraph 39 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

5. Informative: Kitchen Extraction Systems

The developer should be aware that the effectiveness of kitchen extract systems depends on the nature and intensity of use and any approval in planning should not be taken to mean that no odour problems will occur in future. If complaints are received, these will be investigated by the Environmental Health Team and improvements to the system may be required.

Signed



Roger Clotworthy

Exeter City Council
Service Lead - City Development

Date: 5th October 2026

**Notification where planning permission refused or granted subject to conditions
Town and Country Planning Act 1990**

**Article 35(3) of The Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)**

Appeal

If you are aggrieved by the decision of the Local Planning Authority to either refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. Only the person who made the application can appeal.

Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

A copy of the completed form and all supporting plans and documents must also be sent to the Local Planning Authority. The Planning Inspectorate will be able to advise you on the best way to do this. Please use the Council's contact details at the top of the decision notice.

If you want to make an appeal you must do so within **6 months** of the date of this notice, unless it is a **householder appeal** in which case you must do so within **12 weeks** of the date of this notice. The date is at the bottom of the decision notice. Please note that if you intend to submit an appeal which you would like examined by inquiry then you must notify us and the Planning Inspectorate at least 10 days before submitting the appeal (inquiryappeals@planninginspectorate.gov.uk). Further details are on GOV.UK: <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

If an enforcement notice has been served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within **28 days** of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within whichever period expires earlier out of the following:

- 28 days of the date of service of the enforcement notice, or
- 6 months of the date of this notice, unless it is a householder appeal in which case 12 weeks of the date of this notice.

Most appeals are determined by Planning Inspectors on behalf of the Secretary of State. Guidance on planning appeals is available on the Planning Practice Guidance website: <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>

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.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.