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Exeter City Council
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Paris Street
Exeter
EX1 1NN

Jones Lang LaSalle Ltd
The Senate
Southernhay
Exeter
EX1 1UG.

jll.co.uk

24 January 2025

Dear Matthew Diamond,

**Approval of details reserved by Condition 1 - Application Reference 21/1104/FUL
The Harlequins Centre, Paul Street, Exeter, Devon, EX4 3TT**

This application has been prepared on behalf of our client, Curlew Alternatives Property LP, to to discharge Condition 1 relating to planning permission reference 21/1104/FUL at The Harlequins Centre, Paul Street, Exeter, Devon, EX4 3TT.

Background

In July 2021, an application (application ref. 21/1104/FUL) was submitted on behalf of Curlew Alternatives Property LP for the Harlequins Centre, Exeter . The application sought permission for the ‘development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk.’

This application was approved 24th January 2022.

Condition 1

The wording of Condition 1 for application ref. 21/1104/FUL is as follows:

“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)”.

Therefore, works to implement the permission were required to commence before 24th January 2025.

Contractors were therefore instructed in autumn 2024 to undertake initial works at the site, relating to the demolition of an access ramp to the rear of the Harlequins Centre. The works were undertaken over the 3rd to the 5th December 2024.

Photographic evidence of the works both during demolition and following completion are provided at Appendix 1 for reference.

It is considered that the removal of the loading bay ramp was an authorised development and therefore constitutes lawful implementation of the permission for the purposes of Section 56(4) of the Town and Country Planning Act 1990.

In parallel with this implementation of the permission an application (application ref. 24/0911/MDO) was submitted to modify the Section 106 Agreement attached to the permission. This seeks to agree the payment of a financial contribution in lieu of the provision of on-site affordable private rent units in order to improve the viability of the scheme.

The application went to Exeter's Planning Committee with a recommendation to grant the completion of the deed of variation. The recommendation was moved and carried, and there was a resolution to grant the completion of the Deed of Variation on 13 January 2025.

Within the committee report for the meeting Section 6 the case officer noted that *'the planning permission was due to expire on 24 January 2025, however a small part of the building was demolished on 3 December 2024 to implement the planning permission as a means of preserving it indefinitely'*.

This confirms that the demolition of the access ramp took place, and the permission was therefore lawfully implemented, ahead of the permission lapsing on the 24 January 2025.

This application seeks formal confirmation of this through the discharge of Condition 1 of permission 21/1104/FUL.

I trust that the submitted information will be sufficient in order to discharge Condition 1 however should you need any further information or have any questions, please do not hesitate to get in contact.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Dadds'.

Chris Dadds

Director - Planning and Development

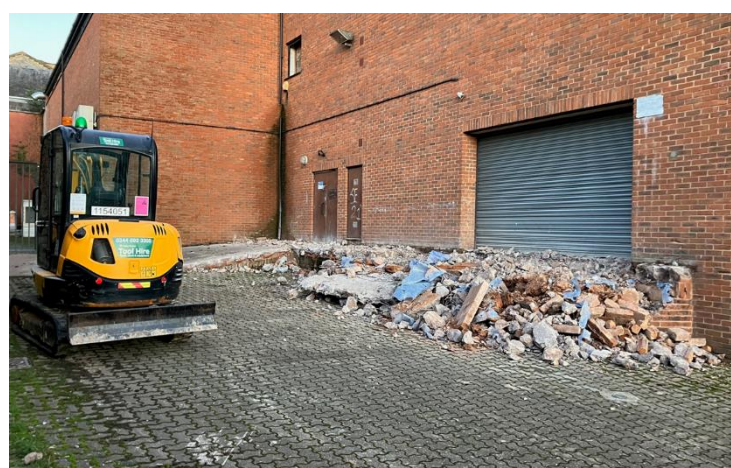
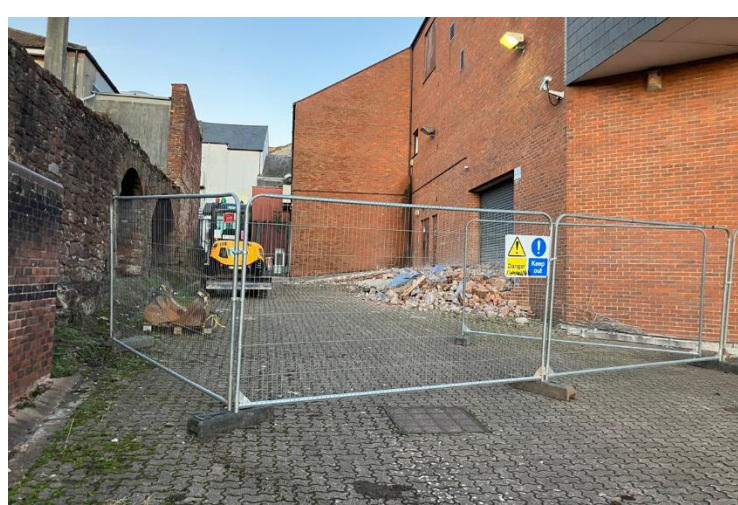
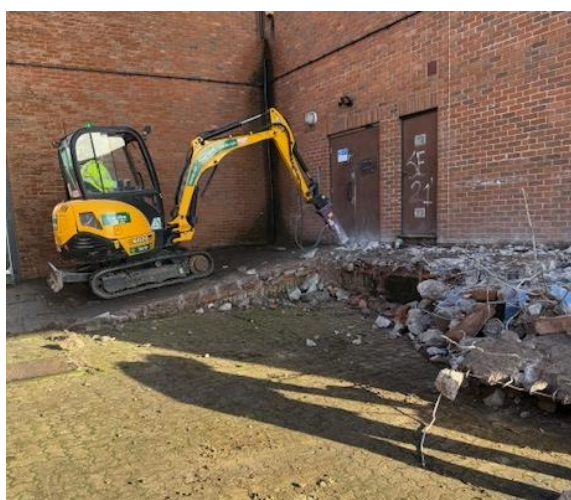
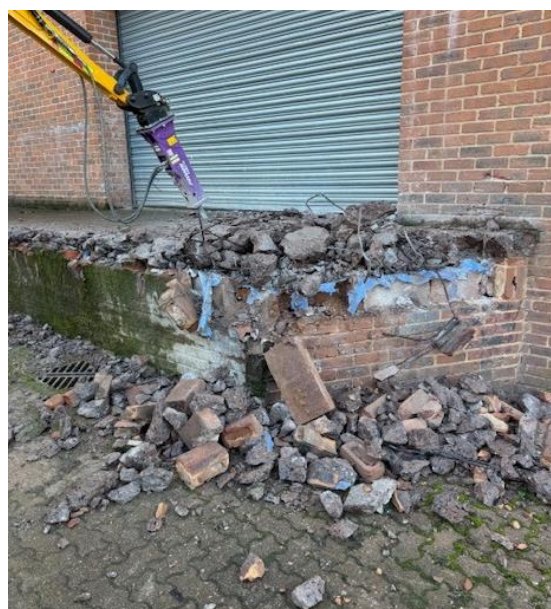
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Appendix 1 – Evidence

Photographs during demolition 3 – 6 December 2024.



Photographs post demolition.

