

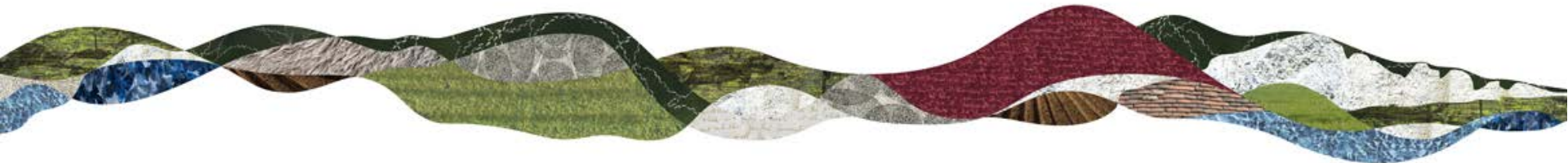
Planning Committee Meeting

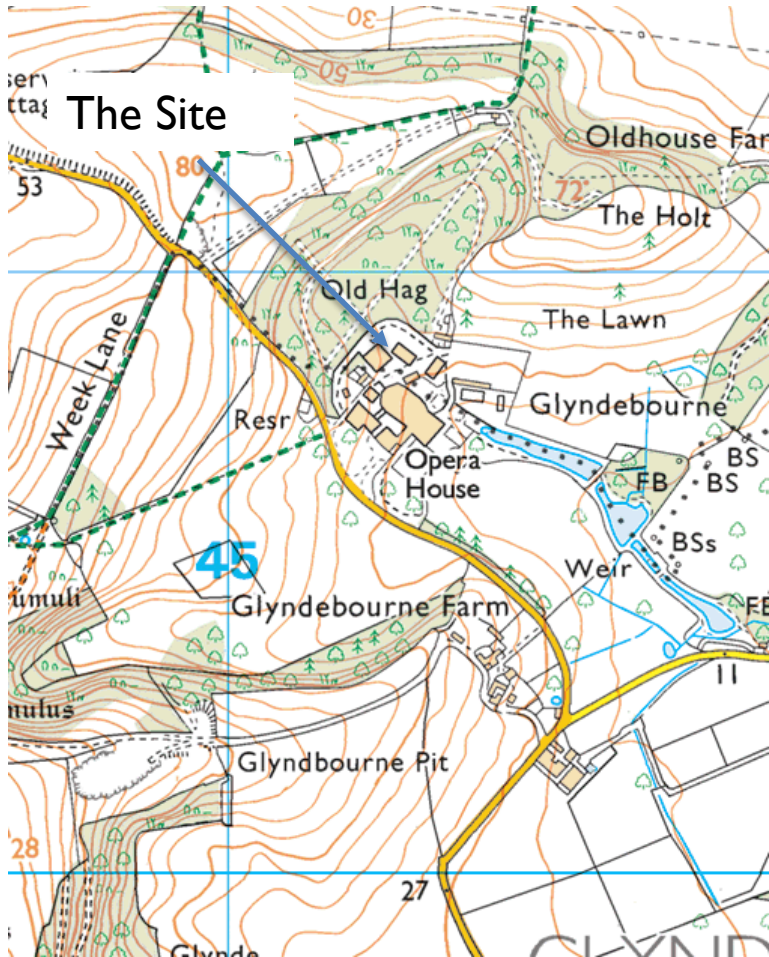
12 October 2017

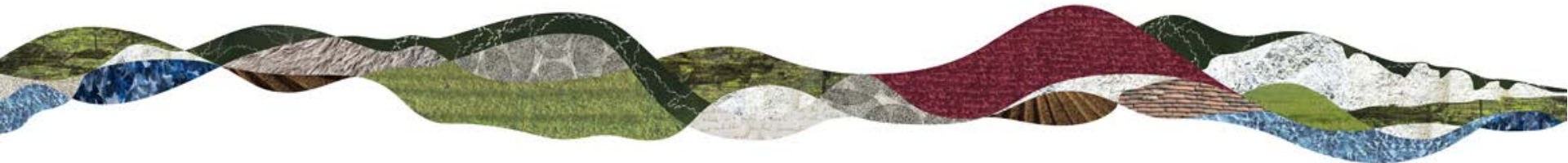
Agenda Item 8

Replacement of existing workshops and rehearsal room by new Production Hub building, including workshops, rehearsal room and practice rooms.

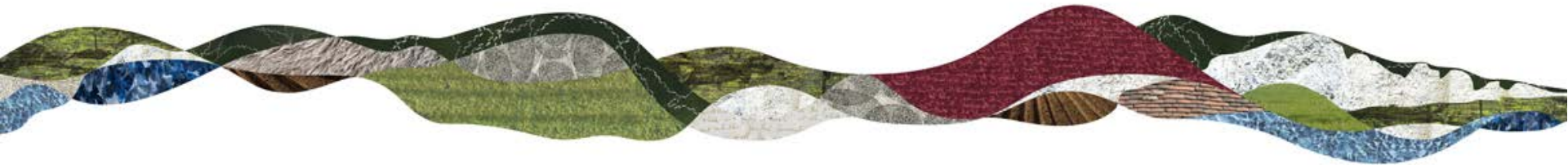
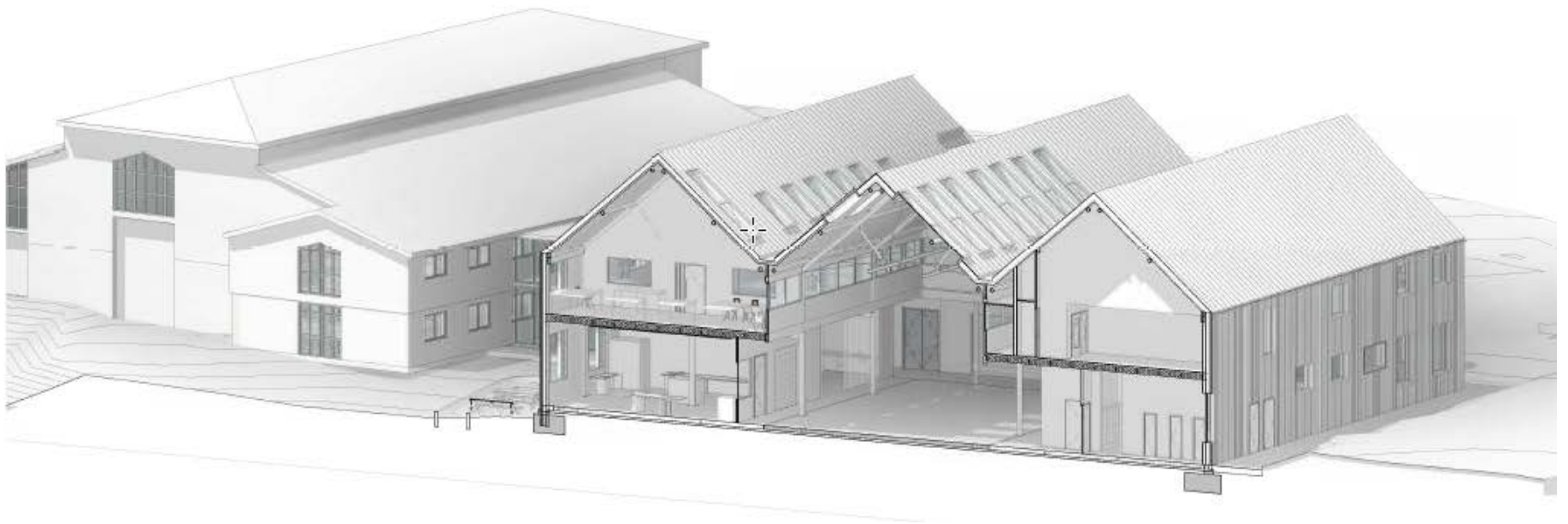
Create link between new building and existing Messel Building











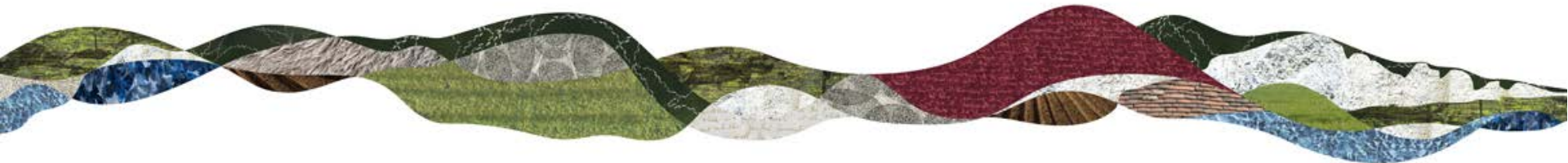
Key Considerations

Principle of development

- Improvement of existing facilities, to make working conditions and practices more efficient; no net gain in staffing levels
- Replacing existing buildings and structures

Landscape character and visual impact

- No change to landscape character
- Visual impact confined to within the context of the Opera House
- Enhancement and consolidation of built form



Key Considerations (2)

Access and parking provision

- No change to main access
- Quantum of parking provision unchanged

Other matters

- Negligible impact on listed building
- Use in relation to Opera House
- Tree removal and protection
- SuDS
- Ecological mitigation and enhancements



Recommendation

Planning permission be granted, subject to conditions relating to materials, landscaping, tree protection, surface water drainage, restriction of use and securing of ecological mitigation and enhancement measures

