

## **Appendix 1 – Evidence submitted by the applicants demonstrating the use as dance school/studio is a material use**

Two key witness statements

Statements from two previous students confirming that they have attended taught dance courses and spent additional hours practising dance at the Sturton Street premises which ran between April 2017 and the end of the summer term

A selection of photographs showing dance use of the premises which have been extracted from Instagram; these photographs (reposted by CSVPA) were originally posted by (a) community groups that have used the premises; (b) a tutor at the dance school, (c) CSVPA itself showing its Musical Theatre students, and (d) students themselves. The date of each post is captured, confirming that all were posted after 10 April 2017

A letter from Sin Cru, a not for profit local community group working with children, young people and emerging and local artists confirming its use of the premises.

A letter from Cambridge Theatre Company, another local community group, confirming that it has used the premises for dance rehearsals on a range of dates commencing 25 April 2017 in preparation for its production of 'Priscilla, Queen of the Desert'.

**IN THE MATTER OF**

**APPLICATION FOR A CERTIFICATE OF LAWFULNESS  
OF PROPOSED USE**

**ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE**

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**WITNESS STATEMENT OF**

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1. [REDACTED] of 13-14 Round Church St, Cambridge CB5 8AD am the course leader for Music and Musical Theatre at the Cambridge School of Visual and Performing Arts ("CSVPA"). My main role at CSVPA is to create a practical and educational environment which will fully prepare my students for the next step in their lives, be it in additional education or professional performance work.
2. I make this statement in support of an application for a certificate of lawfulness of proposed use of CSVPA's premises known as the St Matthew's Centre on Sturton Street, Cambridge, referred to in this statement as "Sturton Street" or "the Building". The content of this statement is from my personal knowledge.
3. My students are studying on full time Further Education courses, and are typically also staying in our accommodation. This means that they spend the majority of each teaching day in our studios.
4. CSVPA's Drama Foundation is a one year umbrella program which contains Classical and Contemporary Acting as well as Musical Theatre. The students specialise in different skillsets within the two strands of the Drama Foundation. Our two year Extended Diploma program is made up of students who will progress on to either Musical Theatre or Classical and Contemporary Acting next year. Both courses and their sub-strands contain large amounts of Dance, all of which has been carried out at Sturton Street since we first started using it in February of this year.
5. Since we took over the building we have been maintaining a detailed log of all activities taking place in the building. I understand that a version of this showing activities up to the end of March has already been provided to the Council and the timetables are exhibited to the statement [REDACTED] marked Exhibit GB2. Since the period to which those timetables relate, our usage has continued to increase as we have moved towards preparation for our end of year shows. In some cases the timetables have shown a summary of what has occurred, for example the reference to 3 hours of ballet classes actually covered 1.5 hours of beginner ballet and 1.5 hours of advanced ballet.
6. All of this activity has been Dance or Dance related (e.g. warm ups and warm downs), and has resulted in us regularly using more than 50% of the space in the building for these activities. Nothing other than these types of activities has occurred in the building during this period as all other activities of CSVPA have continued to operate in our King Street, Round Church Street, Bridge House and Free School Lane properties.
7. Since 20 February 2017 I have been using the Sturton Street building extensively, working there with our Drama Foundation (Musical Theatre) and Extended Diploma (Performing Arts) students, on the Dance elements of their courses. Musical Theatre is an extremely dance heavy program, since dance is one of the fundamental elements of that genre. The Musical Theatre students dance every day, exploring and developing their practical technique in ballet, jazz, contemporary dance, commercial dance (hip hop), and musical theatre dance. This breadth of different types of dance is very typical of Dance Schools or the use of Dance Studios generally. Dance as a genre is incredibly varied,



encapsulating everything from Ballet, Jazz and Movement to the likes of more recent phenomena such as Zumba dance fitness classes (something we have not yet branched out into).

8. As with other Dance Schools / Studios, the use of the space is by no means just for taught lessons, with our students also required to do a full warm up to prepare their bodies for the physical demands of so much dance work. The sprung floors available in Sturton Street are essential for this type of work to avoid injury for the dancers, while allowing them to develop as fully as possible. In addition to the formal dance classes, the students are expected to do a significant amount of individual practice and rehearsal to reinforce what they have been taught in their lessons. The Sturton Street space is an excellent building for this and my students have been using most of the Studios on a regular basis for these purposes.
9. Our students got to work in Sturton Street as soon as all preparatory works at the building were complete in February. Students always work best when they're preparing for a performance, so we immediately scheduled a Dance performance at the end of March. The weeks between 20<sup>th</sup> February and 31<sup>st</sup> March were very heavily focused on that preparation. Students and their tutors created an extended ballet sequence, several movement pieces including one representing the Suzuki method, a lyrical dance piece, a dance excerpt from *Legally Blonde the musical*, and two devised dance pieces with hand drum accompaniment that the students choreographed themselves. The studios were in use extensively, as the various groups were rehearsing. Those not directly involved in teacher-led rehearsals were reviewing with dance captains or in student-led groups. Most of the sprung floor studio spaces were in use throughout this time for rehearsals. Rooms without the sprung floors were also used for warmups and stretching either in preparation for rehearsal or cooling down afterward. Students would also use the rooms without sprung floors to rehearse by 'walking through' the choreography. This involved reviewing without undertaking the full range of movement.
10. The Dance Performance (which we called Cirque du Sturton) occurred on Thursday 30<sup>th</sup> March. The event was a private one for our staff, students, their friends and family (and so did not appear on our public website). There was a public CSVPA Fashion Show around the same time that was based entirely in our King Street building. For our Cirque du Sturton performance, it involved all students in drama, musical theatre, and extended diploma. We used most of the available studios, as we were rehearsing several large group numbers, individual class numbers, and duets. Students not in teacher-led rehearsals were expected to rehearse and review in other studios. Everything in the performance was dance based in celebration of the opening of the new dance studios at Sturton Street. The choreography was taught by our dance tutors, as well as one visiting choreographer who created one of the pieces performed that evening. I was the supervising staff member on the day of the performance. There was live piano accompaniment for some of the dance pieces (played by me and one of my music students) and hand drumming accompaniment for a couple of the pieces played by our drum tutor. The performance went extremely well, and the staff were all very pleased with the effort made by the students as well as the results.
11. In addition to the performance preparation, the students were having regular dance and movement classes, as well as one to one dance lessons. Students really keen to improve their dance skills have the opportunity to take individual lessons so the tutor can focus on their weaknesses specifically. Of course the one to one lessons result in much faster progress for the student. At this time, one to one lessons are organised through the course leaders at the availability of the dance tutors. This can be tricky to organise around existing dance classes due to tutor and space availability. Quite often students and tutors are willing to work through the lunch break or stay after classes finish.
12. After the Easter Break the students had several other projects to complete before the end of the academic year. They worked on individual dance pieces (to be choreographed themselves), which were part of a Trinity ATCL Musical Theatre exam. Happily, most of our Musical Theatre students achieved Distinctions this year. Students also rehearsed a fully devised physical piece built around a theme, and of course our main end of year shows. Both end of year shows for the Drama Foundation contained a significant amount of dance and/or movement. Non-dance related elements (such as text work) of the




shows were rehearsed in the King Street facilities, or in the ultimate performance venues. The dance studios at Sturton Street were invaluable for all of these projects, providing the students the space and quality of flooring to rehearse safely.

13. Since the start of our occupation we have been open to local dance groups using some of our studios, outside of school hours. During May and June both the Sin Cru Dance Company and the Cambridge Theatre Company have used the space on a number of occasions for dance purposes, the latter for practising and rehearsing the dance elements of their upcoming show Priscilla Queen of the Desert.
14. We have some wonderful dance teachers to help us with all of our activities set out above, including Elan Crockatt, Emma Olley, and Rachel Yates. Rachel teaches several subjects at CSVPA, but is a trained dancer. I attach as exhibit EN1 correspondence from each of these three teachers confirming their involvement with the school. We also have a broad network of other specialists that we call on regularly throughout the year to assist with our Dance programmes, such as Tom Roden who was the guest choreographer for the 30<sup>th</sup> March performance.
15. As well as better Dance Studio space, for many years our students have been desperately asking for proper changing facilities with lockers and showers. Several hours of physical movement or dance makes everyone hopeful for the opportunity for a quick shower during a break. Dancers very regularly bring several dance outfits to the college with them, because they know they'll need to change at least once a day. Students rarely want to leave the college in their sweaty dance clothes (especially during the colder months), so will insist on getting changed before they go. All of our students use the change and shower facilities every day. There are more students than can fit into the change rooms, but so far they've been very good at organising themselves to take turns. Toilets are on a separate side from the change space, so there hasn't been any trouble with overcrowding one area of the change facilities.
16. The café is also tremendously appreciated by students and staff alike. We all look forward to the time from next academic year when our café staff will start preparing food on site. Meanwhile we've all been enjoying the drinks (coffee, tea, water, sodas, juices) and snacks (crisps, fruit, sweet snacks) available during the café's operating hours. Having this facility within the building means that students can get a quick drink or snack between classes, and don't have to leave the building, taking away from valuable class time, or dealing with inclement weather.
17. We look forward to continuing our dance use of Sturton street in the future, starting with the dance elements of our summer school programme that started recently and then using the benefits of the wonderful new space to further develop the dance elements of Musical Theatre into a separate Dance Foundation program in the near future. We also look forward to welcoming other local dance groups into the space.

I believe that the facts stated in this witness statement are true

Signed

Dated

  
24/07/17



IN THE MATTER OF


APPLICATION FOR A CERTIFICATE OF LAWFULNESS  
OF PROPOSED USE


ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE

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EXHIBIT EN1

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This is the exhibit marked EN1 referred to in the Witness Statement of 

Signed 

Dated

24/07/17



12 Sovereign Place  
Apollo Way  
Cambridge  
CB4 2TG

To whom it may concern

I, [REDACTED], can confirm that I have been working at Cambridge School of Visual and Performing Arts (CSVPA) as a ballet teacher since September 2016. I am a qualified dance teacher, having trained with both the Royal Academy of Dance (RAD) and the Imperial Society of Teachers of Dancing (ISTD). My ISTD qualification is a level 4 Diploma in Dance Education, specialising in tap dance and modern theatre dance, and my RAD qualification is a level 5 Diploma in Dance Teaching Studies, specialising in classical ballet. I completed this training while working at King Slocombe School of Dance in the centre of Cambridge.

My regular teaching at CSVPA has been ballet classes since the start of September 2016, with my classes moving in to the new building at Sturton street from 20<sup>th</sup> February 2017. However, on top of my regular hours I have had much additional work, such as one-to-one tuition with the students. I have also occasionally covered the morning physical warm up and jazz dance classes, as well as running workshops in a variety of dance styles including Martha Graham contemporary.

In addition, in the lead up to the dance show in March I was teaching additional hours. This was to ensure that a certain standard was reached in time for the big performance on the 30<sup>th</sup> March. The piece that I prepared with the students was a series of extracts from the ballet 'The Nutcracker' and we were very lucky to be accompanied by a live pianist. The students began with the famous 'March', with one student playing Clara, one of the boys Drosselmeyer, and the other students filling the parts of guests and children. We had basic costumes and a few props including, of course, a model of the Nutcracker. We then moved into the Russian 'Trepak' dance, which is famous for its Cossack-style dancing, performed by the students on the extended course. And we finished up with the waltz of the flowers, which was beautifully performed by the musical theatre students. The choreography was my own, but I was inspired by productions of the Birmingham Royal Ballet.

In addition to my work at CSVPA I also teach at many other locations and for other companies, including; King Slocombe School of Dance, Cambridge University Ballet Club, Cambridge University Tap and Jazz Society and Premier Performing Arts (part of Premier Sports). I will also begin work at Colours of Dance in September as a ballet and modern teacher. I run my own classes from time-to-time, such as in the holidays. You can see more details of some of my classes [REDACTED]

I have also choreographed many musical theatre productions in and around Cambridge for groups including; Cambridge Operatic Society, Cambridge Theatre Company, The Pied Pipers, BAWDS, Combined Actors of Cambridge, NOMADS in Newmarket, and a youth production in Saffron Walden. Please see my C.V. for further details. My next musical theatre production will be a youth production of Les Miserables with Cambridge Theatre Company, with rehearsals beginning at the end of August.

Please accept this letter and my C.V. as confirmation of my dance teaching at CSVPA.

Yours sincerely,

[REDACTED]

BSc(hons) Dunelm, DDTS, DDE, ATCL



[REDACTED]

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**Subject:** [REDACTED]

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**From:** [REDACTED]  
**Sent:** 07 July 2017 14:16

[REDACTED]

To whom it may concern,

I have been teaching dance at CSVPA since 2013 on the Musical Theatre, Classical & Contemporary and Extended Diploma courses. I have been teaching a wide range of dance styles including Jazz, Ballet, ISTD Modern, Musical Theatre Dance, Contemporary and Commercial. I teach 16 class hours a week and also do at least four 60-minute one to one sessions with individual students. A total of 20 hours of Dance a week regularly, plus extra hours around dance performances. I had a very big involvement with the Dance Performance on March the 30th having choreographed and rehearsed the contemporary, jazz and musical theatre dance numbers. I took inspiration from top West End shows like 'Legally Blonde' and musical artists such as Ed Sheeran for the performance.

I started training as a dancer when I was 16 years old in my home city of Aberdeen in Scotland. I then chose to advance my training professionally at 'Performers College' in Essex for 4 years where i gained a diploma in Dance and Musical Theatre. I also gained 2 ISTD teaching module qualifications in ISTD Modern whilst at 'Performers College'. After graduating I performed as a dancer professionally across the UK and Europe in film, TV and Theatre. My teaching credits include some of the top London Dance Colleges like Urdang, Performers College, EDA, and The South East Ballet Scholars. I have also taught at numerous kids summer and Easter schools across the UK.

At my time at CSVPA I am proud to have helped a number of students prepare for the continuation of their professional training at the top Dance Colleges around the world including; Performers College, The Urdang Academy, Italia Conti Academy of Theatre Arts, AMDA (New York) and Middlesex University.

[REDACTED]

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[REDACTED]

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**Subject:** [REDACTED]  
**Attachments:** [REDACTED]

[REDACTED]

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To whom it may concern,

[REDACTED]

I have worked at CVSPA since January. I have been working with the students on several projects where dance has been developed through movement workshops- devising movement vocabulary for performance. During the period leading up to the 30th March I was working with a group of eight students towards their dance project and performance-FRANTIC. This was a dance piece looking at commuters on the underground. This was from a piece I choreographed for Chickenshed Theatre Company called Globaleyes- see CV- see reviews.

The group worked hard at devising and developing the movement style, which needs to combine mundane and pedestrian gesture and combining this with highly choreographed sequences to rhythm and counts. we rehearsed this continually through this period in question.

I am currently a Creative Producer at Chickenshed, and have worked there for 19 years developing the dance technique and inclusive dance practices, choreographing and teaching on the educational courses at BTEC, Foundation and Degree level. Before this I was a lecturer in contemporary dance at Middlesex University (see CV), and also ran the dance programmes at Islington Arts Factory.

I was trained in dance and have been working professionally in this area now since 1990.

Please contact me for further information.

Yours,

[REDACTED]

[REDACTED]

Creative Producer - Projects

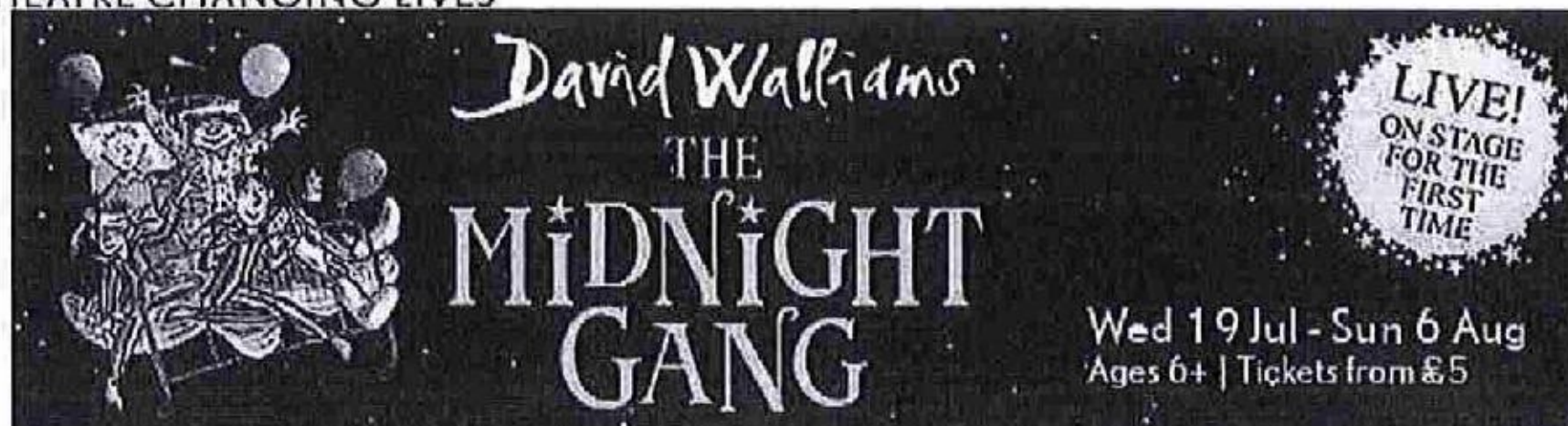
DDI : 020 8216 2744

[rachely@chickenshed.org.uk](mailto:rachely@chickenshed.org.uk)

[www.chickenshed.org.uk](http://www.chickenshed.org.uk)

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CT



"The play is billed as an ensemble piece, but Yates' forceful stage presence is what holds the show together. Her portrayal of the broad range of emotions of patients with cancer bridges the gap between the theatrical scenes and the interspersed dance pieces. From her opening monologue delivered straight to the audience, to her interactions with her on-stage daughter and husband, Yates is mesmerising and her character is all the more believable because she could be anyone's wife or mother, sister, or daughter" **The Lancet August 2011**

"Communicating as much information as it does emotion, this is a piece with true integrity from a company with true compassion." **The List August 2011**

<http://edinburghfestival.list.co.uk/article/36456-slender-threads/>

<http://www.youtube.com/user/ChickenshedTheatre?blend=6&ob=5#p/u/1/wNriKCxzFiA>

### ***"...as the mother of a brown boy"***

"Vivid and compelling" **Time Out, Critics Choice\*\*\*\***

"Astonishing" **Alice Jones, The Independent**

"Universally relevant" **Anna Kessel, The Observer.**

"An important piece of theatre that young people everywhere should see" **The Fringe Review**

### ***Globaleyes***

"...this is a truly remarkable production from a company which seems able to produce top-flight actors, dancers, choreographers, writers and musicians almost at will and to find worthwhile scenarios within which to work" **The Stage**

"When the performance ended, I needed a couple of minutes to regain composure before I could talk sensibly – it is that powerful. "Globaleyes" follows in the noble tradition of Kurt Jooss' "The Green Table", Christopher Bruce's "Swansong" and Darshan Singh Bhuller's "Planted Seeds" in using dance and theatre to express ideas on conflict and exploitation and is one of the most potent and successful art works I'll see this year. For dance fans and anyone concerned about the condition of the world it's a must-see production" **Critical Dance.com**

<http://www.youtube.com/watch?v=-n0DrAlbmZ8>

### ***The King's Web***

[http://www.youtube.com/watch?v=ZEJSfDBHfMM&http://www.youtube.com/watch?v=xMzqMEPxJlo&feature=results\\_main&playnext=1&list=PL6BF0E40A568213EEfeature=related](http://www.youtube.com/watch?v=ZEJSfDBHfMM&http://www.youtube.com/watch?v=xMzqMEPxJlo&feature=results_main&playnext=1&list=PL6BF0E40A568213EEfeature=related)

### **Music Videos**



Temper Trap *Love Lost*. Director Dougal Wilson (winner of the D&AD Music Video award. 2011)

[http://www.youtube.com/watch?v=yMuuc\\_pqx2s](http://www.youtube.com/watch?v=yMuuc_pqx2s)

Massive Attack *Psyche*. Director Dougal Wilson

<http://www.youtube.com/watch?v=GpvZSZwrKlo>

Cecil *Hostage in a Frock*. Director John Hardwick

<http://www.youtube.com/watch?v=xMzqMEPxJlo>

## Adverts

Ikea- *Playin' With My Friends*. Director Dougal Wilson. Agency- Mother.

[http://www.youtube.com/watch?v=kPbDW\\_Y72Aw&list=PL1WO2RvoRKZh0bn-l-eV8U2iPc91nQw-G](http://www.youtube.com/watch?v=kPbDW_Y72Aw&list=PL1WO2RvoRKZh0bn-l-eV8U2iPc91nQw-G)

Cadbury's *Egg and Spoon*. Director Tomas Mankovsky

<http://www.youtube.com/watch?v=lZruwqwicNM>

Belvita. Director Ross Cooper

<http://www.youtube.com/watch?v=bVoXwNfRGhU>

## Television

Adam Buxton's *Bugs- Pompom Party*- Director Dougal Wilson. Sky Atlantic

[http://www.youtube.com/watch?v=3JMXVXnefBU&playnext=1&list=PL7vaT7SJ8ET2j8lJBQcFCulbpReaKZ4yE&feature=results\\_video](http://www.youtube.com/watch?v=3JMXVXnefBU&playnext=1&list=PL7vaT7SJ8ET2j8lJBQcFCulbpReaKZ4yE&feature=results_video)



**IN THE MATTER OF**

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OF PROPOSED USE**

**ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE**



**Introduction**

1. [REDACTED] Kett House, Station Rd, Cambridge CB1 2JH am the Managing Director for the Cambridge School of Visual and Performing Arts ("CSVPA"), which is a trading entity of Cambridge Arts and Sciences Limited ("CASL"), owned by Cambridge Education Group. CASL is classified as a school by the Department for Education under reference number 110935, and inspected as such by the Independent Schools Inspectorate. As Managing Director I represent CSVPA on the Executive leadership team of CEG, and oversee the strategic direction and senior management of the college.
2. I make this statement in support of an application for a certificate of lawfulness of proposed use of CSVPA's premises known as the St Matthew's Centre on Sturton Street, Cambridge, referred to in this statement as "Sturton Street" or "the Building". The content of this statement is from my personal knowledge.

**Background**

3. CSVPA has been active in Cambridge for around 30 years, teaching students on courses in the creative and performing arts. Our college operates all year round, with full time courses for students aged 16 and above operating principally in the normal academic year of September to June, and our Summer School classes principally for younger students, typically aged 14-17, operating in July and August. We currently operate from 6 sites across Cambridge, including Sturton Street.
4. Our performing arts students are in full time secondary or further education, and one of our key selling points is that they receive a minimum of 25 hours of teacher contact time per week. This means that students are with teachers in large blocks of time, often for a full day, moving between warm ups, taught lessons, observed one-on-ones, private practice, or group practice/rehearsal sessions for upcoming performances. For our students dancing in Sturton Street this sees them regularly in the building throughout the normal school day of 9am to 5pm (and not permitted to leave it). We do not operate a pay-as-you-go model where either children or adults can attend individual one hour sessions.
5. Our creative arts courses, covering subjects such as art and design, fashion and graphics and illustration, currently represent the larger percentage of student numbers, but the performing arts, covering subjects such as dance (various disciplines), musical theatre, music, drama and acting are a significant and growing area for us and a key focus of our strategic plan.
6. Our full time performing arts courses currently comprise of 1 and 2 year full time courses covering three principle areas: music, acting and musical theatre. The courses are as follows:
  - 6.1 Drama Foundation – Classical Acting



- 6.2 Drama Foundation – Musical Theatre (Dance)
  - 6.3 Music Foundation
  - 6.4 UAL Level 3 Extended Diploma in Performing Arts
7. Both the acting, and to a greater degree the musical theatre, elements of these courses include significant amounts of dance. This includes classes in ballet, Suzuki Movement Method, contemporary dance, devised movement and musical theatre dance. These classes also necessitate warm up sessions before the main class itself and warm down sessions afterwards. As well as group classes we deliver significant amounts of one-on-one classes, as well as group rehearsal sessions for performances and the end of term or year performances themselves. Since the launch of our new facilities at Sturton Street, a number of our performances through the academic year have been dance based, and delivered from the Building to capitalise on the excellent facilities for this it provides.
  8. As a heavily regulated entity (overseen by amongst other entities the Department for Education, Independent Schools Inspectorate, the Quality Assurance Agency for Higher Education and UK Visas and Immigration) we are only allowed to use buildings for the purposes for which they have planning permission. We are therefore very careful to comply with this requirement across all of our buildings and have taken steps to ensure that our use of Sturton Street is in line with its permission as a "Dance School / Studio".

#### **Sturton Street Fit Out**

9. In order to help deliver our strategic plan, in 2015 we signed an agreement for lease of the Building at Sturton Street which comprises approximately 15,000 square feet of internal floorspace, of which around 13,000 is useable by students, with the remaining 2,000 comprising cupboards, storage and ancillary space. The plan for the Building, devised with its freehold owners, Chard Robinson Developments, was to create a state of the art performing arts centre in the heart of Cambridge, with a particular focus on Dance and dance related activities. The Building had the benefit of planning permission for its change of use from the previous historic use as a studio, café bar, multimedia education centre and community facility to a Class D1 dance school / studio which had been granted under reference 14/1252/FUL on 28 October 2015 ("the Planning Permission"), a copy of which is attached as Exhibit GB1 and complemented our proposed use of the Building.
10. During 2016 the Building underwent a complete internal refurbishment and improvement plan in accordance with the Planning Permission, at a cost of many millions of pounds, resulting in the creation of 14 individual studios along with a central shared social space and café bar, and extensive changing and toilet facilities. Of the 14 studios, 7 of the largest studios have been fitted with state of the art Harlequin sprung flooring which is specifically designed for dance classes, as it cushions impact on the floor to avoid injury to dancers. Included within these 7 studios is the 'signature space' of the Building, in the form of two adjoining studios that represent the core space for shows and performances. This combined space when opened up comprises a single space of 1,800 sq ft that can accommodate up to 100 people seated in front of a stage or dance area.
11. The remaining studios are typically smaller in floor area, and comprise of concrete floors, some of which have wall mounted mirrors and the same exposed industrial look ceilings. They are used for activities such as warm up and warm downs and walk-throughs of choreography. Those remaining rooms without mirrors are designed for other ancillary activities relating to the core dance use such as a meeting room for staff and an IT suite.
12. In addition to the specialist floor provision, the Building has been fitted throughout with a high specification sound system and noise limiting devices to support Dance activities and to ensure that volume levels for amplified music comply with the conditions imposed on the Building as part of its planning permission.



### **Current Use of the Building**

13. Our lease on the Building completed in December 2016. After a period of preparation for use which included making arrangements for students to transfer to the Building from our other premises, we started the delivery of dance classes in the Building on 20<sup>th</sup> February 2017 after the academic half term break. The Building has been in regular use for dance purposes, and dance purposes only, since this date; the non-dance elements of our music, acting and musical theatre courses have continued to be held at our building at 6-16 Kings Street, Cambridge. All of our other courses, including those in the visual arts have been carried out either also at Kings Street, or our buildings at 14 Round Church Street, Bridge House on Bridge Street, 25 Hills Road or Myers Hall on Thompsons Lane.
14. Two weekly timetables were previously submitted to the local planning authority in connection with planning application reference 15/2372/FUL in respect of the Building, showing our usage of the building in weeks one and six after delivery of classes commenced. These are exhibited to this statement as Exhibit GB2. They show that 36.5% of the net useable area of the Building was used in the first week of use in February, rising thereafter to 55%% in the last week of March. Subsequent to submitting those timetables a small number of minor errors have been identified as follows:
  - 14.1 on 28<sup>th</sup> March [REDACTED] taught his one-to-ones in the morning not the afternoon (in studio 9), and
  - 14.2 on 23<sup>rd</sup> February two classes have been copied across into the 6-7pm slot whereas they finished at 5pm.

Neither of these errors makes any material difference to the overall usage percentages.

15. Our usage of the building has remained broadly consistent since the end of March, frequently exceeding it as practice and rehearsals for year-end performances have intensified. We have also welcomed two local performance groups to use the space for dance activities on numerous occasions during this time, being the Sin Cru Dance Company and the Cambridge Theatre Company; their usage has been almost exclusively during evenings and weekends, so outside of school hours, but further putting the building to beneficial use in accordance with the extant planning permission for the Building.
16. It is our intention to continue to allow local groups to use the Building, in conjunction with our own continued use and as school timetabling allows, for dance related purposes commensurate with the facilities the Building provides.
17. Dance classes will also be ongoing throughout the summer as part of our Summer School programme, before full time courses start again in September 2017. A number of local groups will also be using the Building for dance activities over the summer.

### **The Planning Permission**

18. The Planning Permission was described as being for a change of use to a '*Class D1 dance school/studio including limited alterations to the external envelope of the building*' and subject to 12 conditions.
19. The building operations authorised by the Planning Permission were commenced by the freehold owner within the time period specified in condition 1, and each of the pre-commencement conditions specified in conditions 3, 4, 10, 11 and 12 have been discharged by the local planning authority as shown in the discharge notices attached at Exhibit GB3. The Development has therefore been lawfully implemented.
20. The conditions controlling the use of the Building have been discharged, and the regulatory requirements are also being fully complied with

21. An application has been made to vary condition 2 of the Planning Permission which requires the development to be carried out in accordance with the approved plans as listed in the decision notice, to vary the location of the rooftop plant and the footpaths to the east and rear of the Building. This was refused by the local planning authority on 5 April 2017, and the local planning authority subsequently served an enforcement notice alleging breach of condition 2. Appeals have been lodged against both refusal of the application to vary condition 2, and the enforcement notice, however I understand, based on legal advice, that a breach of condition 2 would not preclude the operational development or the change of use permitted by the Planning Permission, having been lawfully implemented.

**Proposed Use**

22. As noted above the purpose of CSVPA is for the provision of courses in the creative and performing arts. As such our intention is to use the Building for the delivery of courses beyond just dance. Our intention is to start to deliver those elements of existing performing arts courses that are currently being delivered at our Kings Street premises and then possibly to expand our offer at the Building to our broader curriculum in the creative arts. We will, however, retain a core emphasis on dance, securing maximum usage of the high quality specialist facilities provided through the refurbishment of the Building.
23. CSVPA offers a thriving environment full of artists of many backgrounds. We thoroughly enjoy all opportunities for collaboration between programs. This is especially possible between Music and Drama, or Theatre Arts and Performing Arts. Our performing arts students have regularly contributed to student projects in the Moving Image department as well. By allowing the presence of more art-focused programs, the building would create an environment which would expand and develop performing arts in ways that it couldn't otherwise. Film makers, photographers, costume designers, musicians, and make-up artists are all vital parts of the performing arts world. Dance will continue to thrive in the studios built for that purpose, but allowing students of other performance related arts programs to use the Building would enrich and enhance the experience for all of those pursuing their studies with us in the excellent facilities that Sturton Street has to offer.
24. The Planning Permission confirms that the current authorised use of the Building falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987 and as demonstrated above the Planning Permission has been lawfully implemented. This has also been accepted by the local planning authority's officers in their processing of application reference 15/2372/FUL in respect of the Building. CVSPA's proposed use of the Building will continue to fall within use D1 as defined in the Town and Country Planning Use Classes Order 1987 and as such I understand that the change to a wider educational function does not involve development of the land requiring planning permission and is therefore lawful.

I believe that the facts stated in this witness statement are true

Signed



Dated

24 / 7 / 17



IN THE MATTER OF

APPLICATION FOR A CERTIFICATE OF LAWFULNESS  
OF PROPOSED USE


ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE

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EXHIBIT GB1

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This is the exhibit marked GB1 referred to in the Witness Statement 

Signed 

Dated.....

24/7/17



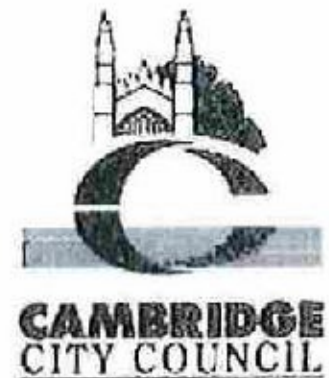
**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

**FULL PLANNING PERMISSION**

SUBJECT TO CONDITIONS

Ref: 14/1252/FUL



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Mr Colin Brown  
Januarys Consultant Surveyors  
7 Dukes Court  
54-62 Newmarket Road  
Cambridge  
Cambridgeshire  
CB5 8DZ

---

The Council hereby grant full planning permission for

**Change of use from the permitted use as a studio/cafe bar/multimedia education centre and community facility (sui generis) granted under planning permission 97/1020 to a Class D1 dance school/studio including limited alterations to the external envelope of the building.**

at

**Citylife House Sturton Street Cambridge CB1 2QF**

in accordance with your application received 5th August 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3.No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

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4. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

5. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

6. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

7. Noise limiting devices (specification and design to be agreed with the LPA) shall be fitted within the studios so that all amplified music is channelled through the devices. The maximum noise levels will be set by agreement with the LPA and will be reviewed from time to time as appropriate.

The Premises Management and/or nominated person shall ensure that the noise limiting device is sealed after commissioning, so that sound operators cannot override the system during any performance or class and that the agreed settings are kept unless otherwise agreed in writing by the LPA.

The use hereby approved shall be carried out in accordance with the approved specifications and details.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

8. During performances, practices or classes all doors and windows in the studios being used must be kept closed at all times.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

9. The premises shall only be used for performances, practice sessions and dance classes between the hours of 08.00 and 22.00 Monday to Saturday and between 10.00 and 21.00 on Sundays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

10. Prior to the commencement of the use hereby permitted full details of waste storage and collection arrangements shall be submitted to and approved in writing by the local planning authority. The agreed arrangements shall be maintained permanently thereafter.

Reason: To ensure satisfactory waste and recycling provision and to protect public amenity. (Cambridge Local Plan 2006 policies 3/1 and 3/4)

11. Prior to the commencement of the use hereby permitted, a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how the parking for the proposed use is managed on site. The existing car park shall not be used other than by the use hereby permitted. The car parking arrangements for the approved use shall thereafter be carried out in accordance with the approved management plan.

Thereafter, any proposal to replace the approved system of parking shall be submitted to and approved by the local planning authority before the approved system is discontinued and the replacement is introduced.

Reason: To ensure the existing car park is adequately managed and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

12. No development shall take place until a Travel Plan for the Bodywork use has been submitted to and approved in writing by the local planning authority. The Travel Plan shall be focused on encouraging sustainable modes of transport for its students, staff and visitors. The approved plan shall be implemented and monitored according to the provisions approved by the local planning authority.

Reason: To increase sustainability, limit pollution, and mitigate any air quality impact of the development. (Cambridge Local Plan (2006) policies 3/1, 4/13, 4/14 and 8/2)

This decision notice relates to the following drawings: **0224/C/150 REV B , 0224C450D , 0224/C/106 REV B & 0224/C/105 REV C.**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) are kept on the planning application file.



It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.


Informative: Compliance with the Town and Country Planning Development Management Procedure Order 2010 (as amended) Part 4 Paragraph 31

In reaching this decision the City Council has worked in a positive and proactive manner with the applicant and sought to find solutions to problems arising in relation to dealing with the planning application. In general the Council will seek to approve applications for sustainable development and work proactively with applicants that will improve the economic, social and environmental conditions of the area. The Council provides a pre-application advice service, the details of which are set out on our website. When an application is received the Council will add such planning conditions as are necessary to allow the application to be approved or will provide detailed reasons for refusal where planning issues are not capable of resolution.

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727920 or by e-mailing [parkingpermits@cambridgeshire.gov.uk](mailto:parkingpermits@cambridgeshire.gov.uk), mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 28 October 2015



Guildhall, Cambridge, CB2 3QJ  
Head of Planning Services

SEE NOTES ATTACHED



## **PLANNING PERMISSION**

### **1. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

The Secretary of State can allow for a longer period for giving notice of an appeal, but he 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 him 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, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **2. Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

## **LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT**

### **3. Notification of Demolition**

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

### **4. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

### **5. Purchase Notice**

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

### **6. Compensation**

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

## **CONSENT TO DISPLAY AN ADVERTISEMENT**

### **7. Appeals to the Secretary of State**

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)



**IN THE MATTER OF**

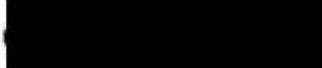
**APPLICATION FOR A CERTIFICATE OF LAWFULNESS  
OF PROPOSED USE**

**ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE**

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**EXHIBIT GB2**

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This is the exhibit marked GB2 referred to in the Witness Statement 

Signed 

Dated.....

*24/7/17*

Sturton Street, Cambridge

CSVPA Timetable - Week 1, Spring Term 2017 (20th Feb - 24th Feb)

"Dance Use" Summary Tables:

Monday 20th February  
 Tuesday 21st February  
 Wednesday 22nd February  
 Thursday 23rd February  
 Friday 24th February

Total Sq.Ft Capacity (x 8No 1Hr Sessions)	Floorspace used for Dance (x 8No 1Hr Sessions)	Minimum % of Total Sq.Ft Capacity
101,672	43,203	42.5%
101,672	45,115	44.4%
101,672	41,198	40.5%
101,672	56,246	55.3%
101,672	0	0.0%
<b>508,360</b>	<b>185,762</b>	<b>36.5%</b>

Teaching Hours:		1	2	3	4	5	6	7	8	9	10	11	12	
Sq.Ft		9am - 10am	10am - 11am	11am - Midday	Midday - 1am	1am - 2am	2am - 3am	3pm - 4pm	4pm - 5pm	5pm - 6pm	6pm - 7pm	7pm - 8pm	8pm - 9pm	9pm - 10pm
MONDAY 20th February 2017	Studio 1	775				Lunch							Available for Community Access	
	Studio 2	604				Lunch							Available for Community Access	
	Studio 3	818				Lunch							Available for Community Access	
	Studio 4	757				Lunch							Reserved for "Community Access Areas"	
	Studio 5	2,076	Ballet Class (Theresa O'Leary)			Lunch	Ballet Class (Theresa O'Leary)							Reserved for "Community Access Areas"
	Studio 6	354				Lunch							Available for Community Access	
	Studio 7	320				Lunch							Available for Community Access	
	Studio 8	753			Warm-up, Rehearsal & Practice		Lunch							Reserved for "Community Access Areas"
	Studio 9	726	Warm-up, Rehearsal & Practice			Lunch								Reserved for "Community Access Areas"
	Studio 10	464				Lunch							Available for Community Access	
	Studio 11	603				Lunch							Available for Community Access	
	Studio 12	248				Lunch							Available for Community Access	
	Studio 13 (IT Suite)	625				Lunch							Not Publicly Accessible	
	Changing Rooms (MSF)	807											Available for Community Access	
Circle Use Space	1,961											Available for Community Access		
Break Out/Reception/Lobby	2,227											Available for Community Access		
Studio 14	325				Lunch							Available for Community Access		
Total Available Teaching Space (Per Hour)		12,720	12,709	12,709	12,709	0	12,709	12,709	12,708	0	12,709	12,672		
Dance Related Usage/hrs		5,967	6,600	6,600	4,788	0	5,111	5,111	5,111	0	4,085	43,203		
% of Dance Related Usage/hrs		46%	52%	52%	38%	0%	40%	40%	40%	0%	32%	42%		

Teaching Hours:		1	2	3	4	5	6	7	8	9	10	11	12	
Sq.Ft		9am - 10am	10am - 11am	11am - Midday	Midday - 1pm	1pm - 2pm	2pm - 3pm	3pm - 4pm	4pm - 5pm	5pm - 6pm	6pm - 7pm	7pm - 8pm	8pm - 9pm	9pm - 10pm
TUESDAY 21st February 2017	Studio 1	775				Lunch							Available for Community Access	
	Studio 2	604				Lunch							Available for Community Access	
	Studio 3	818				Lunch							Available for Community Access	
	Studio 4	757				Lunch							Reserved for "Community Access Areas"	
	Studio 5	2,076	Ballet Class (Theresa O'Leary)			Lunch	Ballet Class (Theresa O'Leary)							Reserved for "Community Access Areas"
	Studio 6	354				Lunch							Available for Community Access	
	Studio 7	320				Lunch							Available for Community Access	
	Studio 8	753			Warm-up, Rehearsal & Practice		Lunch							Reserved for "Community Access Areas"
	Studio 9	726	Warm-up, Rehearsal & Practice			Lunch								Reserved for "Community Access Areas"
	Studio 10	464				Lunch							Available for Community Access	
	Studio 11	603				Lunch							Available for Community Access	
	Studio 12	248				Lunch							Available for Community Access	
	Studio 13 (IT Suite)	625				Lunch							Not Publicly Accessible	
	Changing Rooms (MSF)	807											Available for Community Access	
Circle Use Space	1,961											Available for Community Access		
Break Out/Reception/Lobby	2,227											Available for Community Access		
Studio 14	325				Lunch							Available for Community Access		
Total Available Teaching Space (Per Hour)		12,709	12,709	12,709	12,709	0	12,709	12,709	12,709	0	12,709	12,672		
Dance Related Usage/hrs		5,647	7,275	6,609	5,886	0	5,111	5,111	5,111	0	4,085	45,115		
% of Dance Related Usage/hrs		44%	56%	52%	46%	0%	40%	40%	40%	0%	32%	44%		







Sturton Street, Cambridge

CSUPA Timetable - Week 1, Spring Term 2017 (20th Feb - 24th Feb)

		6:30	9:00 - 10:00	10:00 - 11:00	11:00 - Midday	Midday - 1:00	1:00 - 2:00	2:00 - 3:00	3:00 - 4:00	4:00 - 5:00	5:00 - 6:00	6:00 - 7:00	7:00 - 8:00	8:00 - 9:00	9:00 - 10:00	
Saturday	Studio 1	775														
	Studio 2	804														
	Studio 3	818														
	Studio 4	753														
	Studio 5	7,076														
	Studio 6	854														
	Studio 7	870														
	Studio 8	753														
	Studio 9	730														
	Studio 10	834														
	Studio 11	803														
	Studio 12	248														
	Studio 13 (7' Suite)	635	Not Publicly Accessible													
	Changing Rooms (M&F)	807														
Circulation Space	1,961															Available for Community Access
Break Out/Reception/Lobby	1,777															Available for Community Access
Studio 14	875															Available for Community Access

		6:30	9:00 - 10:00	10:00 - 11:00	11:00 - Midday	Midday - 1:00	1:00 - 2:00	2:00 - 3:00	3:00 - 4:00	4:00 - 5:00	5:00 - 6:00	6:00 - 7:00	7:00 - 8:00	8:00 - 9:00	9:00 - 10:00	
Sunday	Studio 1	775														
	Studio 2	804														
	Studio 3	818														
	Studio 4	753														
	Studio 5	7,076														
	Studio 6	854														
	Studio 7	870														
	Studio 8	753														
	Studio 9	730														
	Studio 10	834														
	Studio 11	803														
	Studio 12	248														
	Studio 13 (7' Suite)	635	Not Publicly Accessible													
	Changing Rooms (M&F)	807														
Circulation Space	1,961															Available for Community Access
Break Out/Reception/Lobby	1,777															Available for Community Access
Studio 14	875															Available for Community Access











Sturton Street, Cambridge

CSVA Timetable - Week 6, Spring Term 2017 (27th March Feb - 31st March)

		06:00	09:00 - 10:00	10:00 - 11:00	11:00 - Midday	Midday - 12:00	12:00 - 1:00	1:00 - 2:00	2:00 - 3:00	3:00 - 4:00	4:00 - 5:00	5:00 - 6:00	6:00 - 7:00	7:00 - 8:00	8:00 - 9:00	9:00 - 10:00	
Saturday	Studio 1	775								Available for Community Access							
	Studio 2	804								Available for Community Access							
	Studio 3	810								Available for Community Access							
	Studio 4	753								Reserved for 'Community Access Areas'							
	Studio 5	2,076								Reserved for 'Community Access Areas'							
	Studio 6	354								Available for Community Access							
	Studio 7	370								Available for Community Access							
	Studio 8	753								Reserved for 'Community Access Areas'							
	Studio 9	736								Reserved for 'Community Access Areas'							
	Studio 10	484								Available for Community Access							
	Studio 11	603								Available for Community Access							
	Studio 12	248								Available for Community Access							
	Studio 13 (7 Suite)	625	Not Publicly Accessible														
	Changing Rooms (M&F)	807															
Circulation Space	1,393																Available for Community Access
Break Out/Reception/Lobby	3,237																Available for Community Access
Studio 14	375																Available for Community Access

		06:00	09:00 - 10:00	10:00 - 11:00	11:00 - Midday	Midday - 12:00	12:00 - 1:00	1:00 - 2:00	2:00 - 3:00	3:00 - 4:00	4:00 - 5:00	5:00 - 6:00	6:00 - 7:00	7:00 - 8:00	8:00 - 9:00	9:00 - 10:00	
Sunday	Studio 1	775								Available for Community Access							
	Studio 2	804								Available for Community Access							
	Studio 3	810								Available for Community Access							
	Studio 4	753								Reserved for 'Community Access Areas'							
	Studio 5	2,076								Reserved for 'Community Access Areas'							
	Studio 6	354								Available for Community Access							
	Studio 7	370								Available for Community Access							
	Studio 8	753								Reserved for 'Community Access Areas'							
	Studio 9	736								Reserved for 'Community Access Areas'							
	Studio 10	484								Available for Community Access							
	Studio 11	603								Available for Community Access							
	Studio 12	248								Available for Community Access							
	Studio 13 (7 Suite)	625	Not Publicly Accessible														
	Changing Rooms (M&F)	807															
Circulation Space	1,393																Available for Community Access
Break Out/Reception/Lobby	3,237																Available for Community Access
Studio 14	375																Available for Community Access



IN THE MATTER OF

APPLICATION FOR A CERTIFICATE OF LAWFULNESS  
OF PROPOSED USE

ST MATTHEWS CENTRE, STURTON STREET, CAMBRIDGE

---

EXHIBIT GB3

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This is the exhibit marked GB3 referred to in the Witness Statement of 

Signed 

Dated.....24/7/17.....



**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

**CONDITION DISCHARGED IN FULL**

Ref: 14/1252/COND3



---

Mr Julian Curry  
HCH LLP  
207 Regents Street  
London  
W1B 3HH

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The Council hereby discharge the following condition in full:

**Condition 3 of 14/1252/FUL on decision dated 28th October 2015**  
at  
**Citylife House Sturton Street Cambridge CB1 2QF**

in accordance with your application received 9th June 2016 and the plans, drawings and documents which form part of the application as described below:

1. SITE PLAN PROPOSED drawing no. 0224/C/450 REV L and cycle shelter type 'Broxap (Littleborough) Shelters'. Any alterations to the approved cycle parking arrangement will require this condition to be redischarged.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 2 September 2016

*S J Kelly*

Director of Planning and Economic Development



**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

**CONDITION DISCHARGED IN FULL**

Ref: 14/1252/COND4



---

Mr Julian Curry  
HCH LLP  
207 Regents Street  
London  
W1B 3HH

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The Council hereby discharge the following condition in full:

**Condition 4 of 14/1252/FUL on decision dated 28th October 2015**  
at  
**Citylife House, Sturton Street, Cambridge, CB1 2QF**

in accordance with your application received 9th June 2016 and the plans, drawings and documents which form part of the application as described below:

1. Arboricultural Method Statement - 5553-D-1 A, Terraventing Location - 5553-D-2, Root investigation - 5553-D-3 and Service Routes - 5553-D-4.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 16 September 2016

*S J Kelly*

Director of Planning and Economic Development



**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

**CONDITION DISCHARGED IN FULL**

Ref: 14/1252/COND10



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Mr Julian Curry  
HCH LLP  
207 Regents Street  
London  
W1B 3HH

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The Council hereby discharge the following condition in full:

**Condition 10 of 14/1252/FUL on decision dated 28th October 2015**  
at  
**Citylife House Sturton Street Cambridge CB1 2QF**

in accordance with your application received 9th June 2016 and the plans, drawings and documents which form part of the application as described below:

1. SITE PLAN drawing no. 0224/C/450G - please ensure the provision for accessing the bin store (i.e. key/code/pass etc) is supplied to the contracted commercial waste collector.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 2 September 2016

*S J Kelly*

Director of Planning and Economic Development



**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

**CONDITION DISCHARGED IN FULL**

Ref: 14/1252/COND11A



---

Mr Julian Curry  
HCH LLP  
207 Regents Street  
London  
W1B 3HH  
United Kingdom

---

The Council hereby discharge the following condition in full:

**Condition 11 - Resubmission of 14/1252/FUL on decision dated 28th October 2015**

at  
**Citylife House, Sturton Street Cambridge CB1 2QF**

in accordance with your application received 20th September 2016 and the plans, drawings and documents which form part of the application as described below:

1. Car Park Management Plan (Rev D) and Site Plan Proposed drawing no. 0224/C/450 rev N

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 4 November 2016

*S J Kelly*

Director of Planning and Economic Development



**CAMBRIDGE CITY COUNCIL**  
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

**CONDITION DISCHARGED IN FULL**

Ref: 14/1252/COND12A



---

Julian Curry  
HCH LP  
207 Regents Street  
London  
W1B 3HH

---

The Council hereby discharge the following condition in full:

**Condition 12 - Resubmission of Travel Plan condition pertaining to 14/1252/FUL dated 28th October 2015**

at

**Citylife House, Sturton Street, Cambridge, CB1 2QF**

in accordance with your application received 29th September 2016 and the documents which form part of the application as described below:

1. TPA, Dance School/Studio Travel Plan, October 2016 (Revision D, 14/10/2016) and accompanying Technical Note ref: 1406-57/TN/04 (27/10/2016) which updates the forecasted modal split, subject to their terms and contents being complied with, including a survey being carried out within three months of first occupation to inform modal targets, including of community evening and weekend use and annually thereafter for five years.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 2 December 2016

A handwritten signature in black ink that reads 'S J Kelly'.

Director of Planning and Economic Development



09/10/17

To Whom It May Concern:

My name is [REDACTED] and I was a student at CSVPA from Sept 2015-June 2017. I completed my qualification as a Musical Theatre student. Thanks to my dance studies at CSVPA I have progressed to Performers College, studying toward a qualification in Professional Dance /Musical Theatre.

I can confirm that we were having our dance and movement lessons in the St Matthew's centre on Sturton Street from 20 February 2017 onwards. None of our other classes happened in the building during this time, and they were held in other CSVPA buildings. Our use of the building and in particular its Dance studios was extensive from this point onwards, with us having the luxury of spreading out across the building. From 10/04/17 our Dance activities included the following:

Week starting

10/04/17 – dance classes in Sturton Street in ballet, movement, jazz, contemporary dance, and musical theatre dance. All classes taught by one of our dance or movement tutors.

17/04/17 – we were in Sturton Street 20/04-21/04 for the first two days of Term 3. Group and individual rehearsals for the dance component of our major final graded project plus cool down afterward. Three hours/day taught dance classes plus our own independent rehearsals.

24/04/17 – working in Sturton Street on the dance component of our major final graded project. We had individual lessons taught by various tutors for 2-3 hours each day (different tutors present on different days), plus our own independent rehearsals and cool down afterward.

01/05/17 – Monday bank holiday. Tues-Fri working all day every day on the final graded dance project. We had individual lessons taught by various tutors for 2-3 hours each day (different tutors present on different days), plus our own independent rehearsals and cool down afterward.

08/05/17 – Monday to Friday all full days at Sturton Street. We had individual lessons taught by various tutors for 2-3 hours each day (different tutors present on different days), plus our own independent rehearsals and cool down afterward. The week finished with the assessment of these final graded dance projects.

15/05/17 – Monday to Friday 3-6 hours each day of rehearsal in Sturton Street each day for the dance pieces in our end of year show. When not in teacher-led rehearsal we were encouraged to rehearse independently. Always important to begin with a warm up and finish with a cool down.

22/05/17 – same as week of 15/05

29/05/17 – Bank Holiday Monday. Tues-Fri 3-6 hours each day of rehearsal in Sturton Street each day for the dance pieces in our end of year show. When not in teacher-led rehearsal we were encouraged to rehearse independently. We were all expected to be sure to warm up and cool down appropriately.

05/06/17 – same as week of 15/05

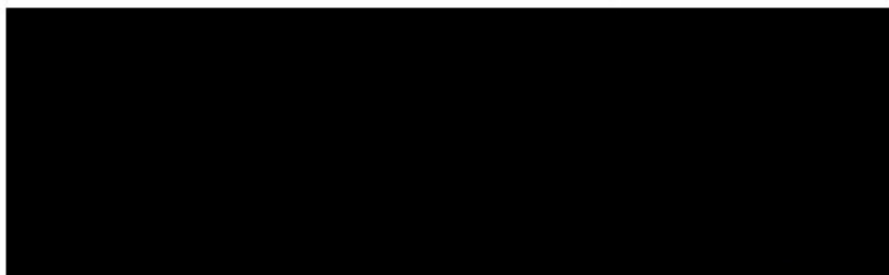
12/06/17 – performance in an external venue. Then two hours of taught dance class on Friday in Sturton Street, plus my own independent warm up, rehearsal and cool down.



19/06/17 – final week of term for taught dance classes for full time students such as me. We had 2-4 hours every day taught dance classes in Sturton Street, plus our independent warm up, rehearsal, and cool down. We were still expected to challenge ourselves even though it was the last week.

In addition to all of my classes and independent rehearsals, we were able to organise one to one sessions with the dance tutors, all of which also happened at Sturton Street from 20 February 2017 onwards. This was arranged between me and the tutor I wanted to work with, to be sure we could both find time in our schedules.

Yours faithfully,

A solid black rectangular box redacting the signature of the sender.



11/10/17

To Whom It May Concern:

I was a student in the Classical and Contemporary Acting program at CSVPA for the 2016-17 academic year. I am a British student originally from Stapleford Cambridgeshire.

As part of our foundation program, we had a number of weeks of very physical dance and movement sessions. From 20 February 2017 onwards, these dance and movement classes were held in the St Matthew's centre on Sturton Street. Any classes not focused on dance or movement were held in another building.

During the third term, we focused our work on our end of year shows. Our production contained a significant amount of movement and dance, so our use of the Dance studios in the building on Sturton Street was particularly extensive from the middle of May onwards. Our schedule during this period included the following dance rehearsals in the building on Sturton Street:

Week starting

20/02-17 – 30/03/17 – Students in my program had 1.5 hours of ballet, 2 hours of movement (mostly focused on the Suzuki method), and 1 hour of Contemporary Dance each week during this time. This culminated with a Dance performance on 30/03.

15/05/17 – 3 hours of dance rehearsal on the 17<sup>th</sup> taught by the Movement tutor. We also had two full days (7 hours each day on the 18<sup>th</sup> and 19<sup>th</sup>) of dance workshop led by a guest dance tutor from RADA

22/05/17 – 3 hours of dance and movement rehearsals each day on the 24<sup>th</sup> and 25<sup>th</sup>. Two movement rehearsals were happening at the same time both days in Sturton Street, led by 2 of our Movement tutors.

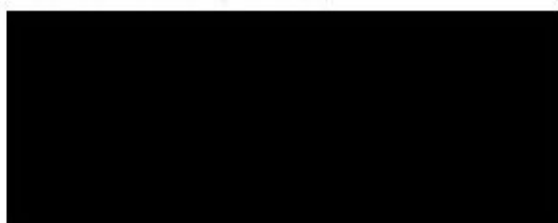
29/05/17 – Bank Holiday on Monday. We worked in the other building that week, because we were focusing on elements other than dance and movement

05/06/17 – Monday, Tuesday and Thursday we were in Sturton Street all day each day. These were all teacher-led rehearsals focusing on movement. We had several different tutors rotating between two movement and dance rehearsals.

12/06/17 – Monday, Tuesday full day teacher led movement/dance rehearsals in Sturton Street led by tutors again. Wednesday half day in Sturton with teacher led movement and dance rehearsals.

Students also had the opportunity to organise individual lessons with the dance/movement tutors, which were also taught at the building on Sturton Street during terms 2 and 3. I didn't have any additional dance lessons myself, but several of my classmates did.

All the very best,



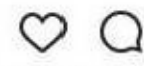


# Sin Cru

Usage: 10<sup>th</sup> May | Posted: 10<sup>th</sup> May



RkAOf2/?taken-by=sin\_cru



33 likes

MAY 10

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Usage: 21<sup>st</sup> June | Posted 21<sup>st</sup> June

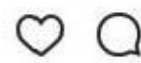


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sin\_cru  
Cambridge, Cambri...

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JUNE 21

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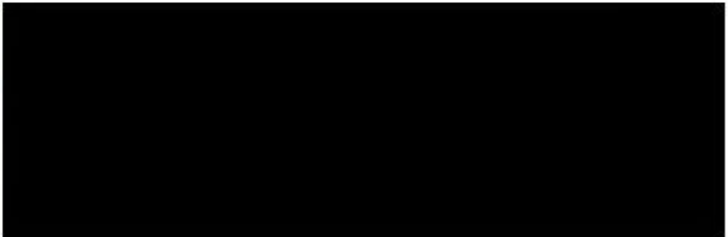




Usage: 21<sup>st</sup> June | Posted: 26<sup>th</sup> June



sin\_cru  
CSVPA Cambridge S... Following

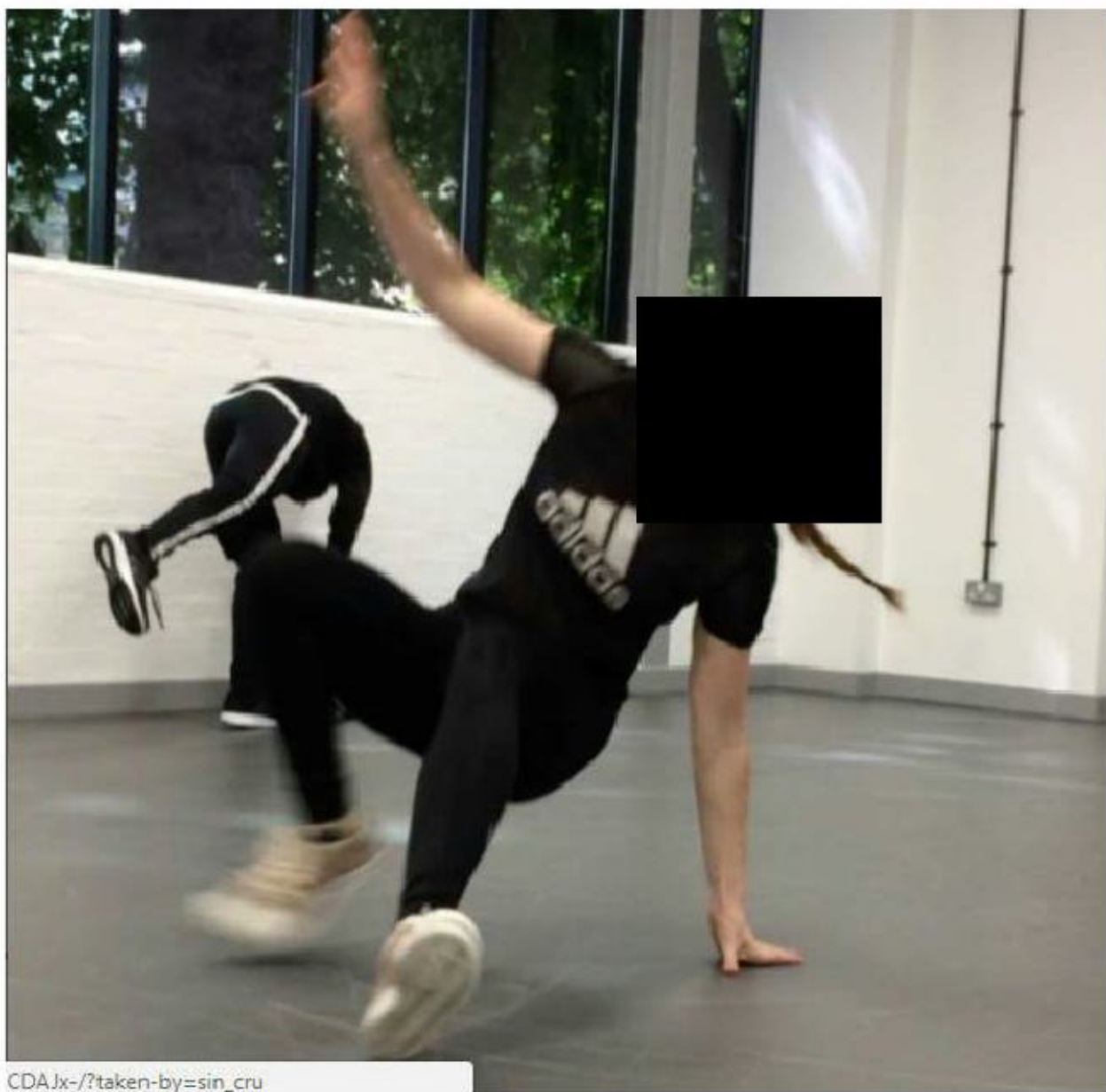


13 likes

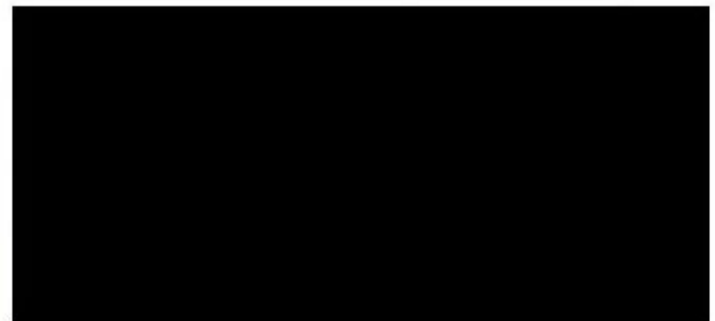
JUNE 26

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Cambridge, Cambri... Following



89 views

JULY 25

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Usage: 25<sup>th</sup> July | Posted: 26<sup>th</sup> July



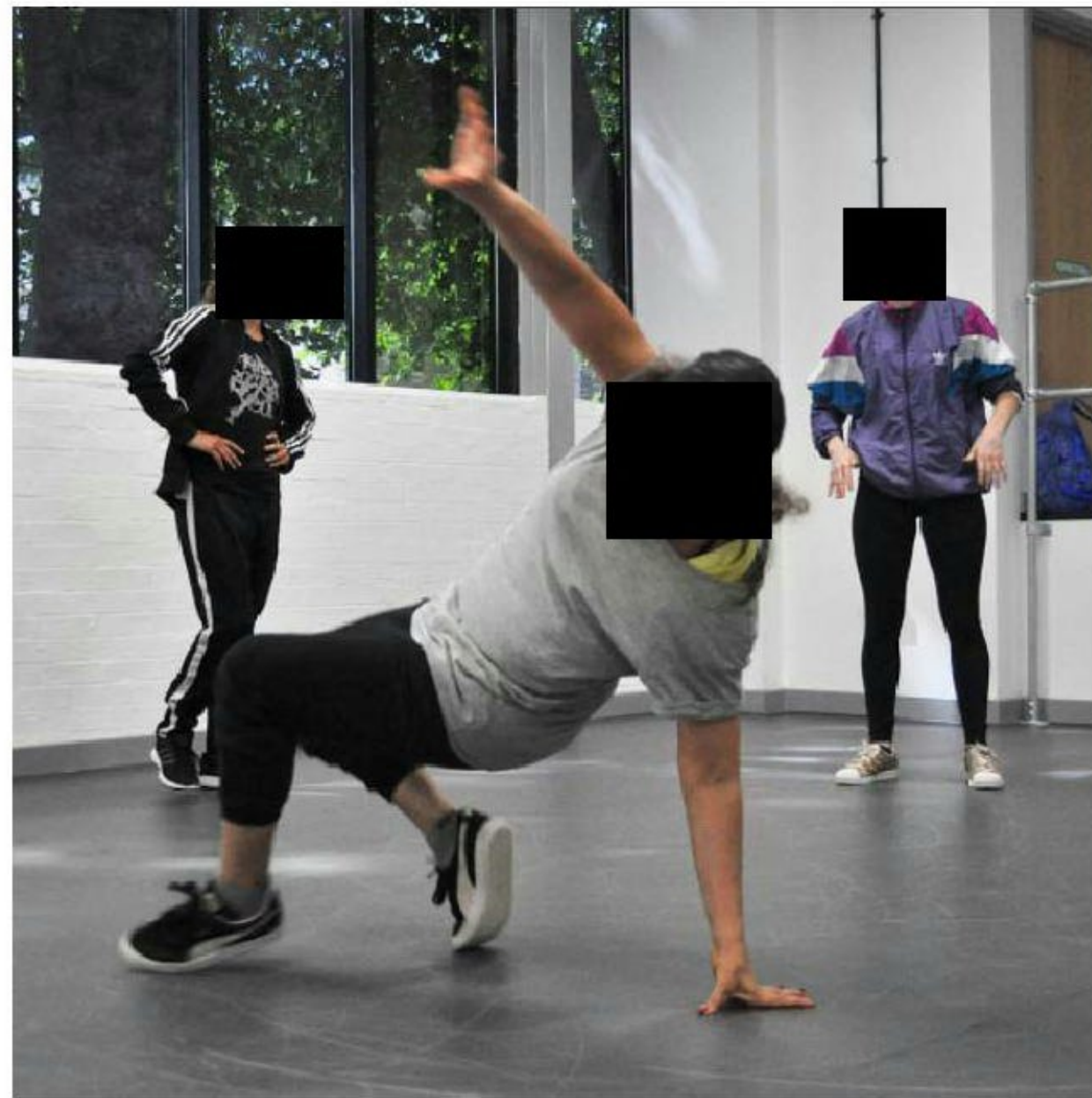
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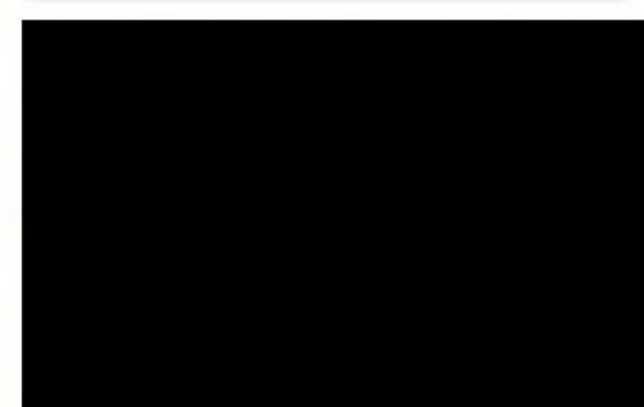
   
**48 likes**  
JULY 26

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Usage: 25<sup>th</sup> July | Posted 27<sup>th</sup> July



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Cambridge, Cambri... Following



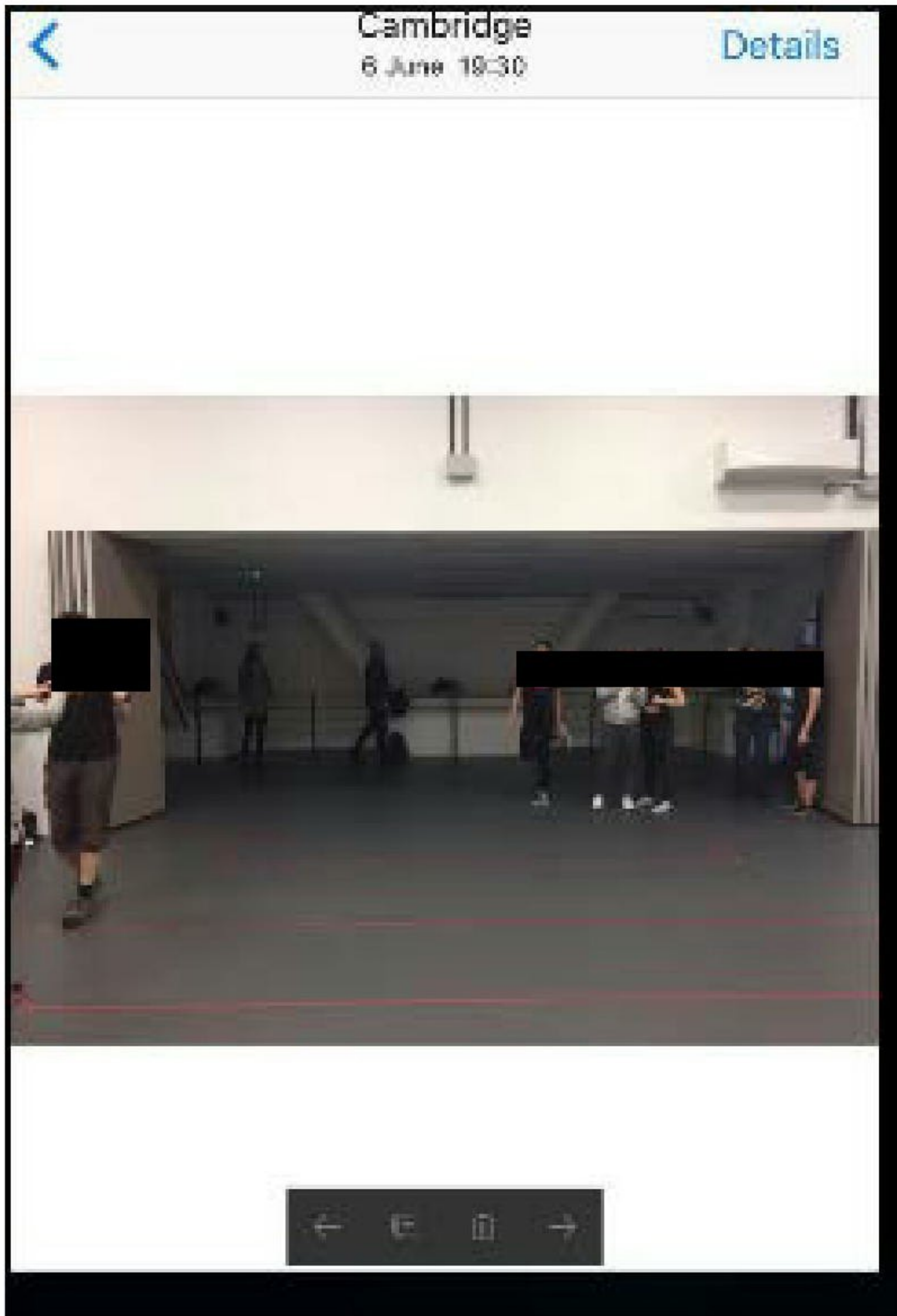
   
**41 likes**  
JULY 27

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# Cambridge Theatre Company

6<sup>th</sup> June





Posted: 11<sup>th</sup> June

recompany/

Student Advice Service - x Results x (12) Cambridge Theatre x Isle Active - Website Mar x Isle Active - Website Mar x audition\_c

PO System CMS CSVPA Connect TuckerGardner - Ven Home - Video Cloud Cambridge Education 2017 Art & Design

Cambridge Theatre Company

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**ctc** Cambridge Theatre Company  
11 June · G

Priscilla, Queen of the Desert  
11-15 July 2017  
Great Hall at The Leys

Priscilla is the uplifting adventure of three friends on a road trip, searching for love and friendship. Featuring classics including It's Raining Men and I Will Survive, this hilarious and heart-warming musical will take you on a journey to the heart of fabulous!

'Hugely entertaining... insanely glitzy'  
Daily Telegraph

Book now for the biggest show this Summer at <http://ow.ly/fQUL30aToir>

5.2k Views

Like Comment Share

Producer in Cambridge, Cambridgeshire

Very responsive to messages

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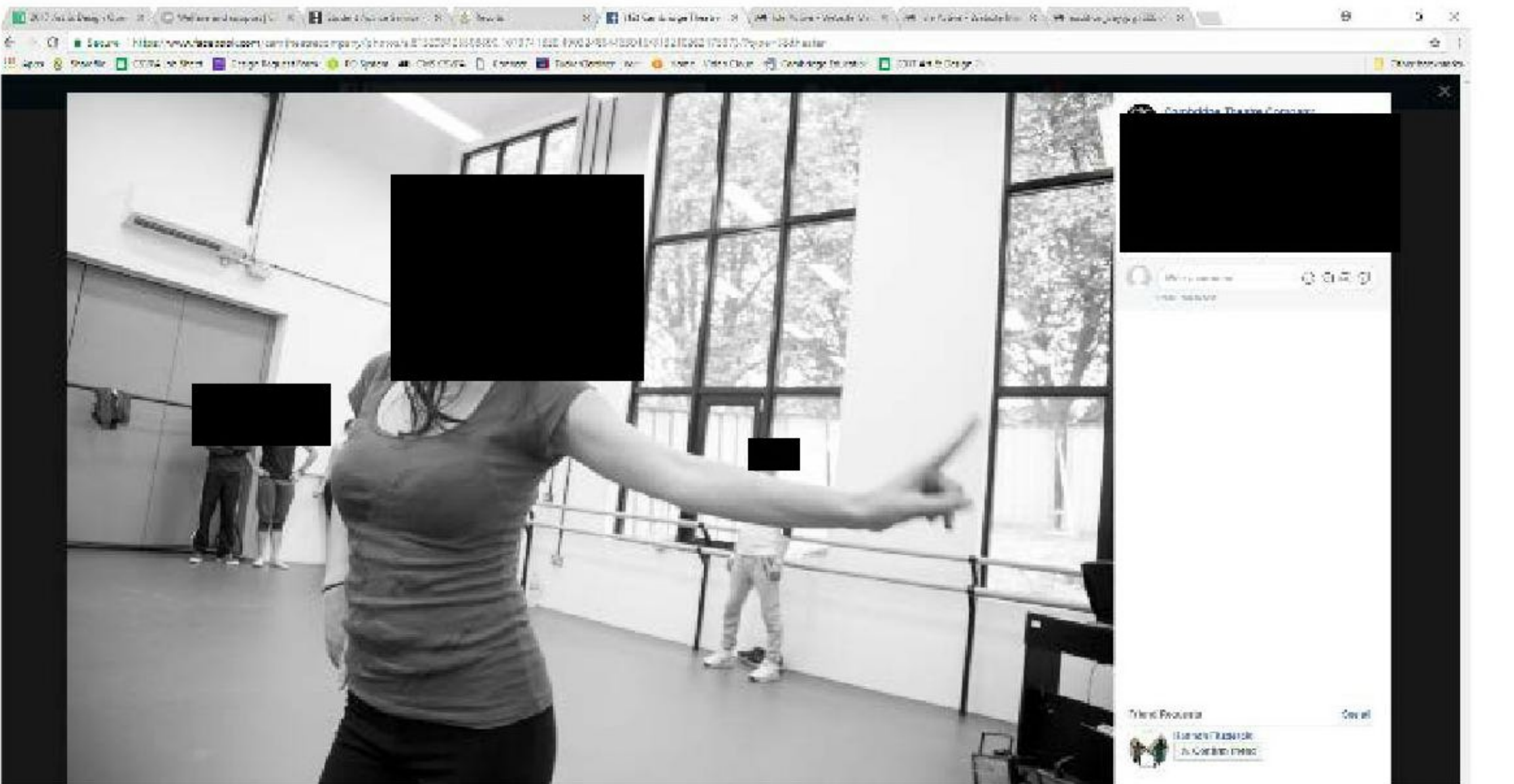
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Producer Like

Usage: 21<sup>st</sup> May





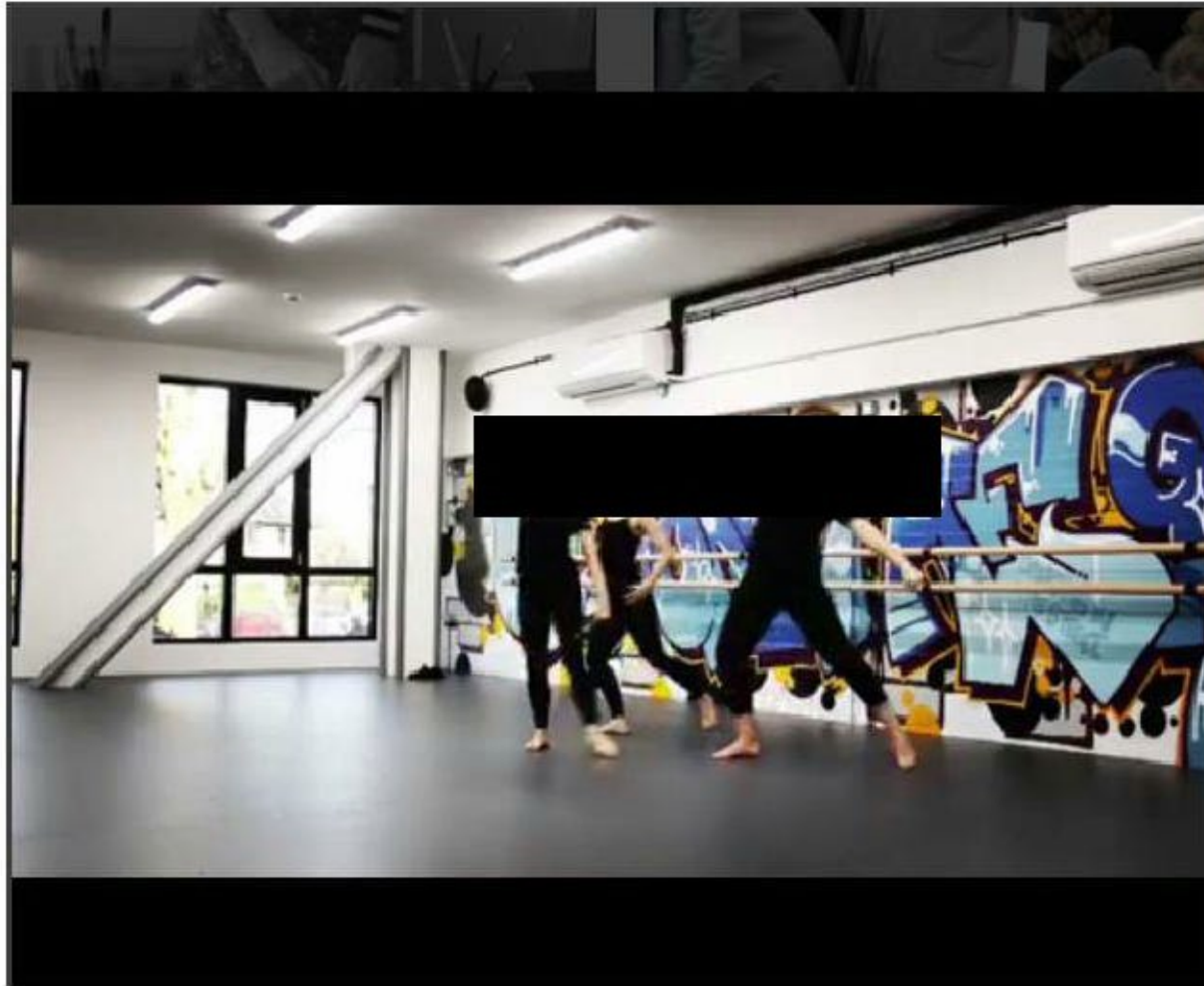
Usage: 21<sup>st</sup> May | Posted 18<sup>th</sup> June



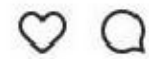
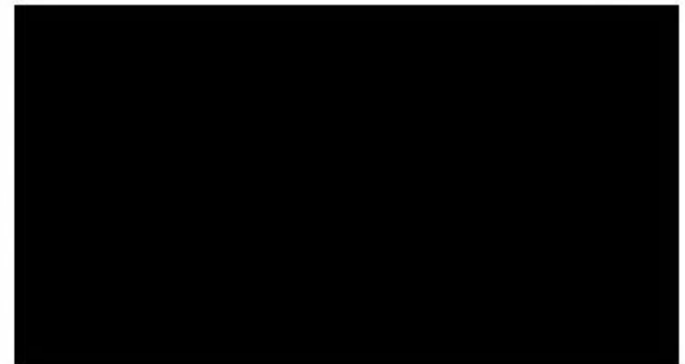


# CSVPA Images & Student Images

12<sup>th</sup> April



cambridgevisualperformingarts



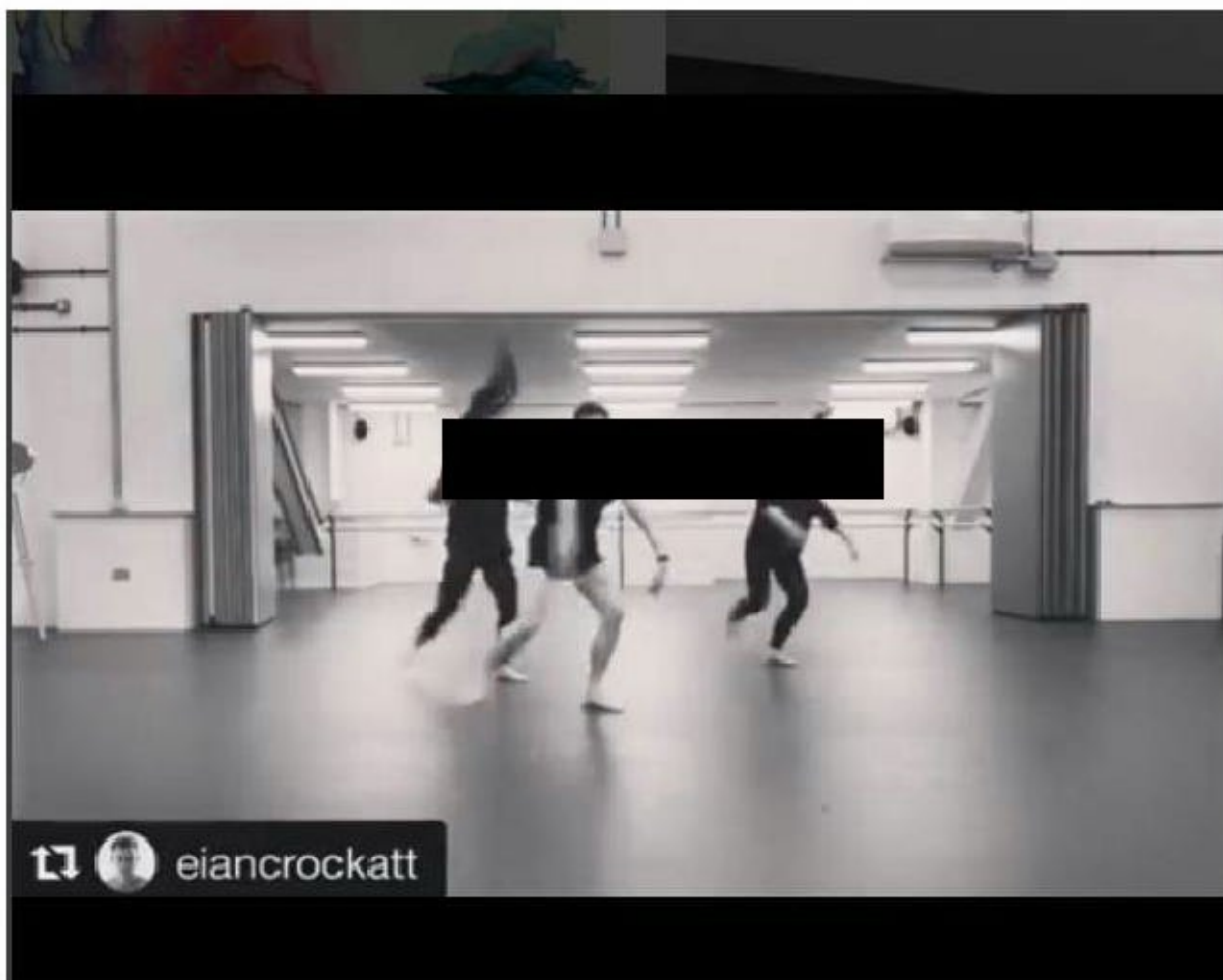
284 views

APRIL 12

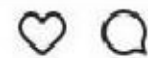
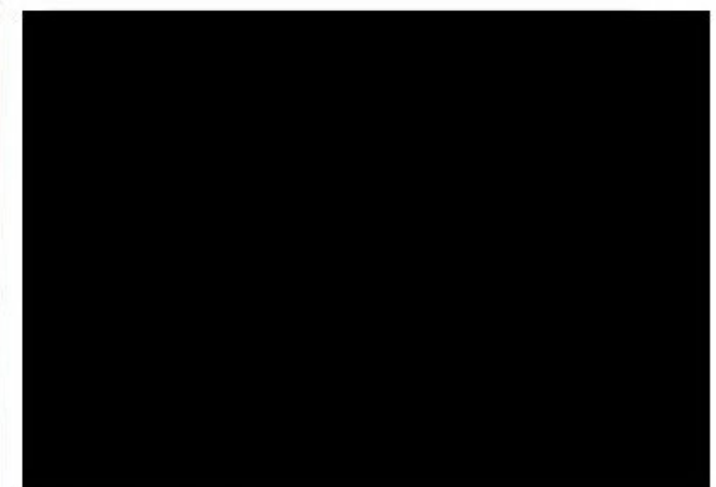
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26<sup>th</sup> April



cambridgevisualperformingarts



335 views

APRIL 26

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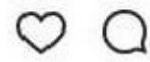




26<sup>th</sup> May



cambridgevisualperformingarts



311 views

MAY 26

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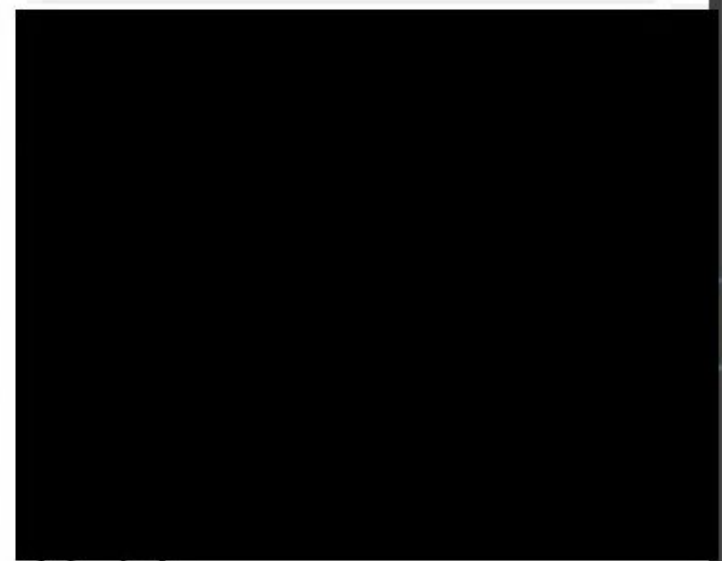


8<sup>th</sup> June



malika\_uter\_moye

Following



69 views

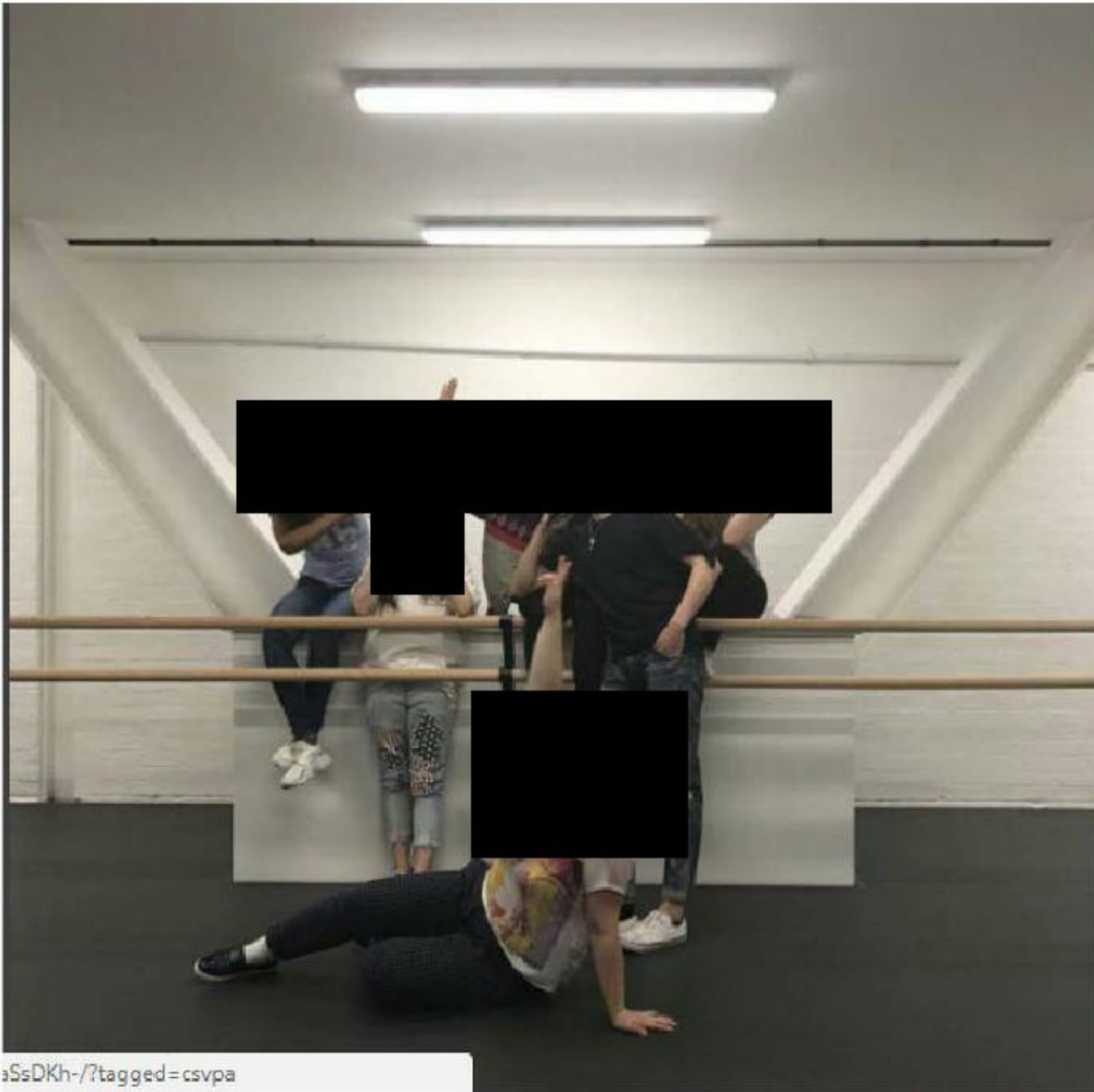
JUNE 9

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9<sup>th</sup> June

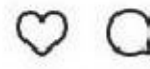


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malika\_uter\_moye

Following

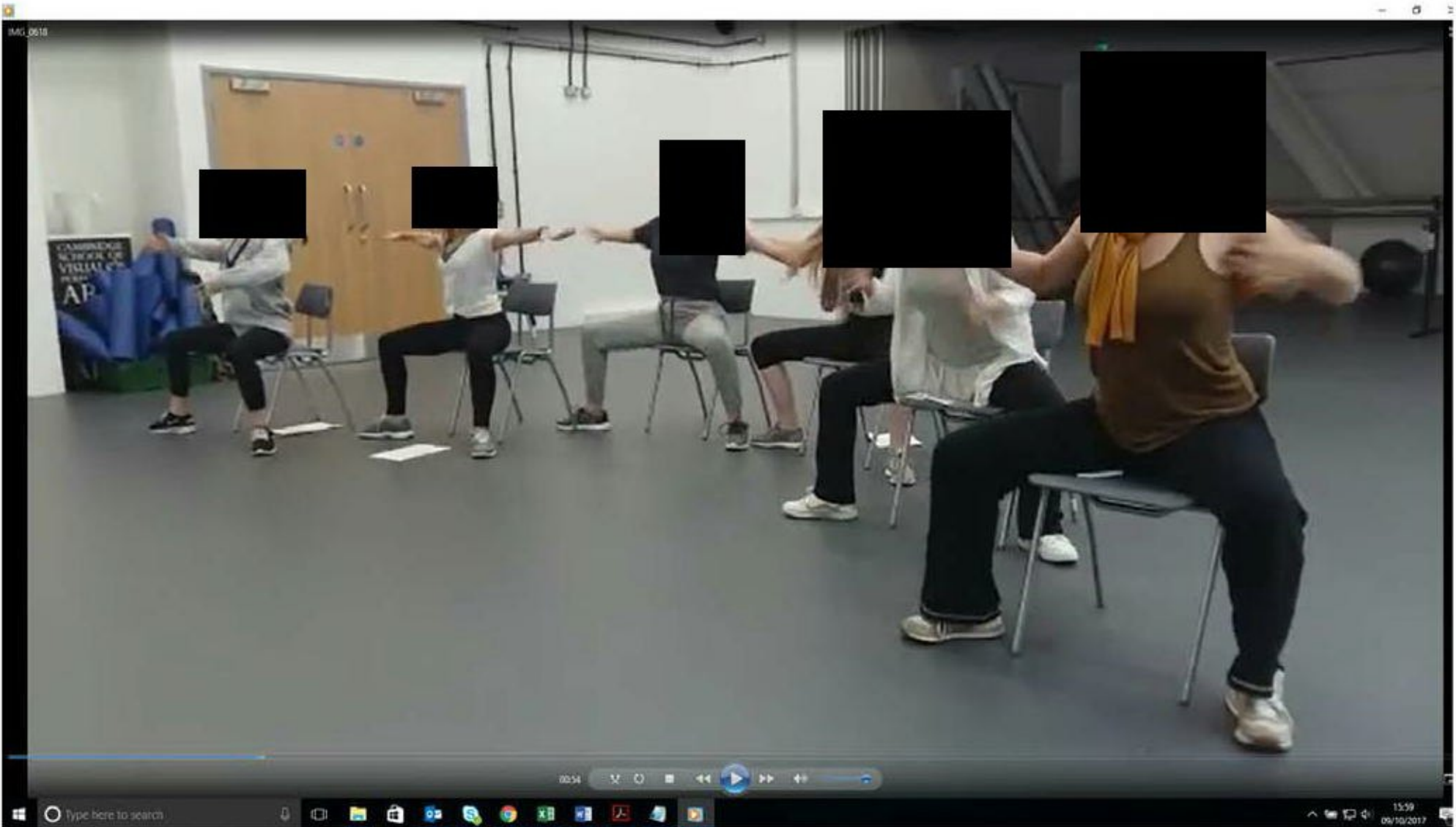


22 likes

JUNE 8

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### 31<sup>st</sup> July to 7<sup>th</sup> August Summer School





# SIN CRU

## STRENGTH IN NUMBERS



Monday 9<sup>th</sup> October, 2017

To whom it may concern,

We have been using the studios at Cambridge School of Visual and Performing Arts, previously the Howard Mallet, on Sturton Street since May 2017. As a not-for-profit-unincorporated group, with no core funding, the support from CSVPA in the form of free studio space as been absolutely essential to our continued work with children, young people, emerging and local artists.

Between May and July we used studio 1 for dance rehearsals and development on the following dates:

- 8<sup>th</sup> May - 2hrs
- 9<sup>th</sup> May - 2hrs
- 10<sup>th</sup> May - 2hrs
- 11<sup>th</sup> May - 2hrs
- 12<sup>th</sup> May - 2hrs
- 16<sup>th</sup> May - 2hrs
- 19<sup>th</sup> May - 2hrs
- 30<sup>th</sup> May - 1.5hrs
- 1<sup>st</sup> June - 2.5hrs
- 20<sup>th</sup> June - 1.5hrs
- 21<sup>st</sup> June - 7hrs
- 25<sup>th</sup> July - 4hrs

We are extremely grateful to CSVPA and very pleased to be back in the building with our youth and community engagement activities after many years of transition for the old Howard Mallet.



Artistic Director

SIN Cru Headquarters 10 Pembroke Street, Cambridge CB2 3QY [www.sincru.co.uk](http://www.sincru.co.uk)

Artistic Director: Lucy Crowe Chair: Andrew Milbourn Founders: Kilo and Dref







06/09/2017

Dear 

I can confirm these are the dates that we used CSVPA dance studios, Sturton St.

DATE	DURATION	STUDIO(S)
25/04/17	3.5 hours	4,5
07/05/17	6 hours	4,5
19/05/17	3.5 hours	4,5
21/05/17	4 hours	4,5
23/05/17	3.5 hours	4,5
26/05/17	3.5 hours	4,5
04/06/17	6 hours	4,5
06/06/17	3.5 hours	4,5
09/06/17	3.5 hours	4,5
12/06/17	3.5 hours	4,5
16/06/17	3.5 hours	4,5
18/06/17	6 hours	4,5
20/06/17	3.5 hours	4,5
25/06/17	6 hours	4,5

The spaces provided were perfect for our dance rehearsals for Cambridge Theatre Company's production of Priscilla, Queen of the Desert.

Please find attached some pictures from one of our dance rehearsals dated:

Best wishes,



CTC Associate Artist