

## **PLANNING APPLICATION NUMBER:P09/1729**

Type of approval sought	Full Planning Permission
Ward	CASTLE & PRIORY
Applicant	Goldleaf Leisure Ltd
Location:	<b>KING ARTHUR PUBLIC HOUSE, PRIORY ROAD, DUDLEY, WEST MIDLANDS, DY1 4DS</b>
Proposal	<b>ERECTION OF 2 AND 3 STOREY 70 NO. BEDROOM HOTEL ADJACENT TO AND ADJOINING EXISTING PUBLIC HOUSE</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

### **SITE AND SURROUNDINGS**

1. The site is situated on the corner of Priory Road (A4168) and Birmingham New Road (A4123) which both form part of the strategic highway network. The public house is a local landmark occupying a gateway position to Dudley Town Centre. The building is visually prominent being set at the rear of the site at a slightly higher ground level to the Birmingham New Road. There is an extensive car park with landscaping in front of the building.
2. This roughly triangular site is abutted by Priory Road to the west and Birmingham New Road to the east. Part of the southern boundary abuts the curtilage of the North Priory estate, which is to be redeveloped for residential development and is set at a much higher level than the application site. The side boundary of No. 162 Priory Road runs along the remaining part of the southern site boundary. This dwelling forms part of a row of existing dwellings (Nos 162 to 184 Priory Road) which front onto Priory Road and are the closest residential properties to the site. On the opposite side of Priory Road is the Wrens Nest National Nature Reserve.

## PROPOSAL

3. The application is for the erection of a 70 No. bedroom hotel directly adjacent to the existing public house. The footprint of the building would be 'L' shaped. It would be three storeys in height facing Birmingham New Road and it would have a three storey limb running along the Priory Road frontage. This would reduce to two storeys behind the public house. A small, single storey section (20 sq m) of the existing public house would be demolished to facilitate the development. The hotel would have no function room or restaurant, instead dining facilities would be available in the adjacent public house.
4. The front elevation would have a similar design and height to the existing building and the side (fronting Priory Road) would have a roof height no higher than the adjacent dwelling No 162 Priory Road, which is set at a higher level than the application site. The two storey element of the building would run parallel with the side garden of No. 162 Priory Road. This is to prevent overlooking into the garden of that property. The site currently has vehicular access points off Birmingham New Road and Priory Road. The application indicates the closure of the entrance off Birmingham New Road. There is already an extensive car park to the front of the public house, as such only three additional car parking spaces would be provided. The number of mobility impaired spaces on the site would rise from 1 No. to 6 No.

## HISTORY

### 5. Relevant history

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/61/437	Alterations and extensions to provide off-licence shop	Refused	22/09/61
DB/69/5642	Conversions at public house	Approved	19/08/69
81/51287	Erection of canopies resurfacing marking out and landscaping of car park	Approved	27/07/81
82/50253	Construction of garage	Approved	15/04/82
98/50686	Erection of extensions at front and rear of public house internal alterations demolition of garage	Withdrawn	08/10/98

## PUBLIC CONSULTATION

6. The planning application has been advertised by means of a site notice, an advertisement in the Express and Star Newspaper and letters sent directly to adjacent and nearby residents. No letters of objection have been received.

## OTHER CONSULTATION

7. Group Engineer - Development – no objections with the exception of insufficient detail provided to address the issue of vehicle manoeuvres to and from the service area. This could be resolved via a planning condition.
8. Head of Environmental Health and Trading Standards - The building itself will screen existing dwellings on Priory Road from any noise associated with increased use of the car park. No kitchen/cooking facilities are to be incorporated into the hotel so there is no potential for cooking odours to adversely affect residents. Plans submitted

with the application do not show any fixed plant or equipment that is likely to give rise to noise.

9. West Midlands Fire Service – satisfactory.

## RELEVANT PLANNING POLICY

10. Adopted Dudley Unitary Development Plan

Policy DD1	Urban Design
Policy DD4	Development in Residential Areas
Policy DD6	Access and Transport Infrastructure
Policy DD7	Planning Obligations
Policy DD9	Public Art
Policy DD10	Nature Conservation and Development
Policy UR6	Housing Renewal Areas
Policy EE5	Tourism
Policy CR9	Edge-of Centre and Out-of-Centre Development
Policy AM3	Strategic Highway Network
Policy AM14	Parking
Policy AM15	Personal Mobility
Policy NC1	Biodiversity
Policy NC4	Local Nature Reserves and Sites of Importance for Nature Conservation
Policy NC6	Wildlife Species
Policy NC9	Mature Trees
Policy NC10	The Urban Forest
Policy HE1	Local Character and Distinctiveness
Policy HE5	Buildings of Local Historic Importance
Policy S02	Linear Open Space

11. Supplementary Planning Documents

Nature Conservation  
Planning Obligations

Parking standards and travel plans

12. **National Planning Documents**

Planning Policy Guidance 13: Transport

Planning Policy Statement 6: Planning for Town Centres (now superseded by

Planning Policy Statement 4: Planning for Sustainable Economic Growth

Planning Policy Statement 9: Biodiversity and Geological Conservation.

## ASSESSMENT

**Key Issues**

- Principle
- Retention of the King Arthur PH
- Scale, massing and design
- Impact of the development upon adjacent residents
- Trees
- Protected Species
- Vehicular Access and Parking
- Planning Obligations

**Principle**

13. The site is currently operated as a traditional public house (A4) with dining facilities, a large car park to the front and garden the rear. The Design and Access Statement, submitted as part of the planning application, states that the public house is not running at a profit. The hotel would therefore improve the economic viability of the business.
14. Policy CR9 (Edge-of-Centre and Out-of-Centre Development) of the adopted Dudley Unitary Development Plan identifies hotel development as a key town centre use. Both Policy CR9 and National planning policy (formerly Planning Policy Statement 6: Planning for Town Centres) now Planning Policy Statement 4: Planning for Sustainable Economic Growth, require an applicant to demonstrate that a need for

the development exists and that a sequential approach to site selection and the availability of alternative sites has been undertaken. If satisfied, exceptions can be made to a policy presumption of siting hotels elsewhere within the Borough.

15. Evidence, in the form of a comprehensive sequential test, has been submitted with the application. This considers all the other potential sites which could accommodate the hotel development and clearly stipulates why each of them are not feasible. The sequential test assesses sites in centre, then edge-of-centre and finally all other potential sites. It affirms that the King Arthur pub is the most appropriate site of all those assessed due to its location, its established use, the size of the site and its access even though it is out-of-centre. As such, the sequential test is considered to be adequate in terms of the sites and locations which have been assessed.
16. The statement submitted with the application also sets out how the impact requirements of PPS6 would be met. The applicants state that the proposal would allow regeneration of this prominent, underused site which would support the regeneration programme currently underway in the adjacent North Priory housing estate. The statement also claims that the proposed hotel extension would support the wider objectives of protecting and promoting the vitality and viability of Dudley Town Centre. The applicants maintain that there is a distinct lack of appropriate hotel accommodation in the general area and that this proposal would help turn around displaced demand.
17. The development proposal is located along the strategic highway network within the Borough and is well placed for existing pedestrian and cycle routes. There is also an abundance of bus routes in close proximity to the site. It is therefore accessible by a range of transport modes.
18. On balance, given that the application includes supporting documentation on the sequential approach and has shown the potential impact of this development, there is no objection to the principle of this development in this location.

### The retention of the King Arthur Public House

19. The King Arthur Public House is included on the Historic Buildings, Sites and Monuments Record (HBSM). Being on that record in itself confers 'material consideration' status to the building in planning terms.
20. The building is a very good example of an important historic building type, namely an 'improved' or 'reformed' public house. Dating from the 1920's and 1930's onwards these were aimed at a genteel clientele who could take advantage of the increasingly common private motor car to frequent such 'roadhouses' as the King Arthur. The underlying ethos was to attempt to counteract the temperance movement by building light, airy up-to-date pubs which referenced olde English Inns.
21. Two great national centres of the reformed public house movement were Birmingham and Smethwick with Mitchells and Butlers being lead exponents and clearly Dudley was also considerably affected. The best local architects were often commissioned and in the case of the King Arthur this was G.F. Webb of the firm Webb and Gray, a very highly regarded local architectural practice. The building clearly makes a notable contribution to local distinctiveness, is worthy of preservation and meets the criteria for addition to the Council's Local List.
22. Clearly the retention of this prominent landmark building is important in its own right and as part of the local character and distinctiveness of the area within which it is set. Policy HE1 of the adopted Unitary Development Plan sets out the Council's intention to resist the loss of physical features that strongly contribute to the local character and distinctiveness of the Borough's landscape and townscape.
23. According to the applicant the public house is struggling financially as a business and the building itself has no effective protection from demolition. As such, the current application for the hotel building needs to be considered in the light of its' obvious potential to contribute to the economic viability and consequent retention of the King Arthur itself. Given the constraints of the site it is considered that the layout of the

proposed new build is sensitive to the setting of the historic building, whilst design references in the principal elevations reflect aspects of the architecture of the King Arthur itself. In this context therefore the application can be supported.

24. The building clearly meets the published criteria used by the Council to determine whether a building should be added to the Local List. Addition to the Local List would confer a formal planning status upon the property and allow the future use of Policy HE5 of the adopted Dudley Unitary Development Plan. This (inter alia) sets out the Council's commitment to resisting future proposals for demolition or damaging alteration or proposals that could adversely affect the setting of a Locally Listed Building. It is recommended therefore that the Committee formally resolve to add this building to the Council's List of Buildings of Local Historic Importance.

#### Scale, massing and design

25. The footprint of the building would be 'L' shaped. It would be three storeys in height fronting onto Birmingham New Road and have a three storey limb running along the Priory Road frontage, reducing to two stories behind the public house. A small, single storey section (20 sq m) of the existing public house would be demolished to facilitate the development. The submitted Design and Access Statement states that the new building, particularly the front elevation, has been designed to reflect the architectural detail and would use matching materials of the existing public house. There is a significant levels difference between the site and adjacent land to the south. As such, even though the building would be three storeys in height adjacent to No. 162 Priory Road, the elevation/streetscene plan (150:08B) indicates that the building would be no higher than the ridgeline of the roof of No.162 Priory Road.
26. The new building is of considerable size and massing. A letter of support from the agent has stated that there is a threshold of 60 No bedrooms for such a hotel and that anything less would not be economically viable. On balance therefore, given that the height of the building would be similar with respect to the existing public house and the adjacent closest dwelling (No. 162 Priory Road) its scale, massing and design is considered to be acceptable.



#### Impact of the development upon adjacent residents

27. The southern boundary of the site runs adjacent to the side boundary of No.162 Priory Road. The new building would project approximately 3.5m forward of the building line of the adjacent house, however, there would be a 5.0m gap between the buildings and the new building would be set at a lower level and sited to the north of the adjacent dwelling. It is considered therefore that loss of light/outlook to the front of the existing dwelling would be minimal.
28. There are concerns regarding the potential for overlooking from the second floor windows of the hotel facing the side garden No. 162 Priory Road. However, an amended plan has been submitted (Plan No. 150:08B) which indicates the existing 1.8m high side boundary fence with respect to the new windows of the hotel. As this fence is situated on higher land with regard to the new building, it would have a similar height to the top of the second floor windows, thus preventing overlooking. No letters of objection have been received from any neighbouring properties.

#### Trees

29. It would appear that the proposed development lies just outside of the Root Protection Areas (RPAs) of the main trees on, or adjacent to the site (the silver birches in the beer garden and the London plane in the pavement of Priory Road). As such the development should have no detrimental impacts on the health of these trees as long as appropriate tree protection measures are implemented and maintained during the course of the development. This can be secured by conditions.
30. The vegetation between the rear of the public house and the houses in Priory Road would provide some beneficial screening to the residential properties and it is recommended that this screen is retained and reinforced as part of a detailed landscaping scheme for the site.

### Protected Species

31. The King Arthur public house is situated within 30m of a known bat migration corridor and close to large trees. Dudley's Nature Conservation Supplementary Planning Document requires that all potentially damaging proposals within 50m of open space are assessed for impact upon bats. An ecological scoping survey and survey of a building for bats was submitted as part of the planning application. The survey did not find any evidence of use by bats associated with the building which is to be demolished to facilitate the development. It did however suggest a precautionary approach to demolition given the potential for bats to forage in the area and the existence of a small area of under-felted tiling on the building. When this report was first considered there were concerns that insufficient survey information had been undertaken. However, it has now been established that the trees on the site would remain and there have been further discussions with the company which provided the ecological survey. These discussions have established that the company are satisfied with the level of survey work which they undertook and do not feel that a follow up survey is required. On this basis, it is considered that there would not be a negative impact upon protected species subject to conditions being placed upon any permission.

### Access and Parking

32. Both Priory Road (A4168) and Birmingham New Road (A4123), which abut the site, form part of the strategic highway network. In order to improve highway safety the entrance to the site off Birmingham New Road would be closed and would be fenced and landscaped accordingly. This would comply with Policy AM3 of the adopted Dudley Unitary Development Plan. A Transport Assessment accompanied the application. Accordingly, the visibility splay at the existing entrance to Priory Road would be improved. The Group Engineer is satisfied that the findings of the report, namely that the development would not have an adverse impact on the adjacent highway network.

33. Paragraph 3.10 of the Transport Assessment states that servicing for both the existing public house and the proposed hotel would take place in the area between the facilities. The submitted plans show service vehicles satisfactorily manoeuvring around the car park but not into and out of the service area. The Group Engineer however is satisfied that this issue can be resolved by condition.
34. Using the maximum parking standards within the Parking Standards and Travel Plans Supplementary Planning Document the site's parking requirement is No. 115 parking spaces. However, the Group Engineer considers that the provision of No. 99 parking spaces could be considered to comply with the principles of Planning Policy Guidance 13: Transport and the Parking Standards and Travel Plans Supplementary Planning Document. The provision of 6 No. mobility impaired parking spaces also accords with current supplementary guidance.

#### Planning Obligations

35. The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of off site contributions.

#### Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

Transport Infrastructure Improvements – £12,409.74

Management and monitoring charge -£1,000

#### Onsite Contributions:

Nature Conservation - £3,000

Public Art at least 1% of the design and development costs to be integrated into part of the development.

A letter has been received from the applicant confirming that he is prepared to enter into a S106 Agreement for the above

## CONCLUSION

36. The King Arthur Public House is a local landmark occupying a gateway position into Dudley. It is worthy of retention and designation as a Locally Listed Building. In order to attempt to secure the retention of this building it is accepted that a hotel on the site would assist in its economic viability. In terms of the sequential test the submitted report confirms that the site is acceptable, in principle, for such development. It is well served by transport infrastructure and it is in close proximity to Dudley Castle, the Black Country Museum and Wrens Nest National Nature Reserve. As such there is potential patronage for the hotel for both business and tourism purposes. The public house would provide hotel users with restaurant facilities. The applicant has made assurances that the scale of the building reflects the threshold required to make the scheme viable in financial terms. Given the constraints of the site it is considered that the layout of the proposed new build is sensitive to the setting of the historic building, whilst design references in the principal elevations reflect aspects of the architecture of the King Arthur itself. The potential impact to nearby residents is considered to be acceptable. Access to the site would be improved and there would be sufficient car parking. The potential impact upon trees and protected species can be mitigated by conditions. As such the application is in accordance with Policies DD1, DD4, DD6, DD7, DD10, CR9, AM3, AM14, AM15, NC1, NC9, NC10, HE1, and SO2 of the adopted Dudley Unitary Development Plan, Supplementary Planning Documents Nature Conservation, Planning Obligations and Parking standards and travel plans and PPG's 4, 9, 13.

## RECOMMENDATION

37. It is recommended that the application be approved subject to:

- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee off site transport infrastructure improvements, onsite nature conservation and a management and monitoring charge totalling £16,409.74 plus onsite public art been at least 1% of the design and development costs has been submitted to and agreed in writing by the Local Planning Authority.
  - b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
  - c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary
38. Committee is also recommended to resolve to add the King Arthur Public House, Priory Road, Dudley, DY1 4DS to the Council's List of Buildings of Local Historic Importance.

#### **Reason for Approval**

The King Arthur Public House is a local landmark occupying a gateway position into Dudley. It is worthy of retention and designation as a Locally Listed Building. In order to attempt to secure the retention of this building it is accepted that a hotel on the site would assist in its economic viability. In terms of the sequential test the submitted report confirms that the site is acceptable, in principle, for such development. It is well served by transport infrastructure and it is in close proximity to Dudley Castle, the Black Country Museum and Wrens Nest National Nature Reserve. As such there is potential patronage for the hotel for both business and tourism purposes. The public house would provide hotel users with restaurant facilities. The applicant has made assurances that the scale of the building reflects the threshold required to make the scheme viable in financial terms. Given the constraints of the site it is considered that the layout of the proposed new build is sensitive to the

setting of the historic building, whilst design references in the principal elevations reflect aspects of the architecture of the King Arthur itself. The potential impact to nearby residents is considered to be acceptable. Access to the site would be improved and there would be sufficient car parking. The potential impact upon trees and protected species can be mitigated by conditions. As such the application is in accordance with Policies DD1, DD4, DD6, DD7, DD10, CR9, AM3, AM14, AM15, NC1, NC9, NC10, HE1, and SO2 of the adopted Dudley Unitary Development Plan, Supplementary Planning Documents Nature Conservation, Planning Obligations and Parking standards and travel plans and PPG's 4, 9, 13.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

**Note for Applicant**

The development hereby permitted shall be built in accordance with the approved plans, numbered 150:07B, 150:08B, 150:09, 150:10A, 150:11A and 150/15 unless otherwise agreed in writing by the Local Planning Authority.

**Conditions and/or reasons:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development not beginning until a scheme for the provision of:
  - Transport Infrastructure Improvements
  - Public Art
  - Nature Conservation
  - Management and monitoring chargehas been submitted to and approved in writing by the Local Planning Authority.

3. Prior to the hotel coming into operation the existing entrance off Birmingham New Road shall be permanently closed to traffic, fenced and landscaped to the satisfaction of the Local Planning Authority.
4. Prior to the commencement of development a plan illustrating the swept path of service vehicles within the site, particularly with respect to the service area shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the opening of the hotel.
5. Prior to the commencement of development, details of the [boundary treatments /walls/fences] to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
6. The use hereby permitted shall not begin until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
7. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 6 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
8. The existing vegetation along the southern boundary of the site, adjacent to No 162 Priory Road shall be retained for the life of the development and a scheme to reinforce this planting shall be included in the submitted landscape plan.
9. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:

A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.

A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.

A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 –

2005 'Trees in Relation to Construction – Recommendations'.

Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

10. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

Implementation, supervision and monitoring of the approved Tree Protection Plan.  
Implementation, supervision and monitoring of the approved Treework Specification.

Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.

Timing and phasing of arboricultural works in relation to the approved development.

11. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.
12. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
13. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees'.
14. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No



development or other operations shall take place except in complete accordance with the approved service/drainage layout.

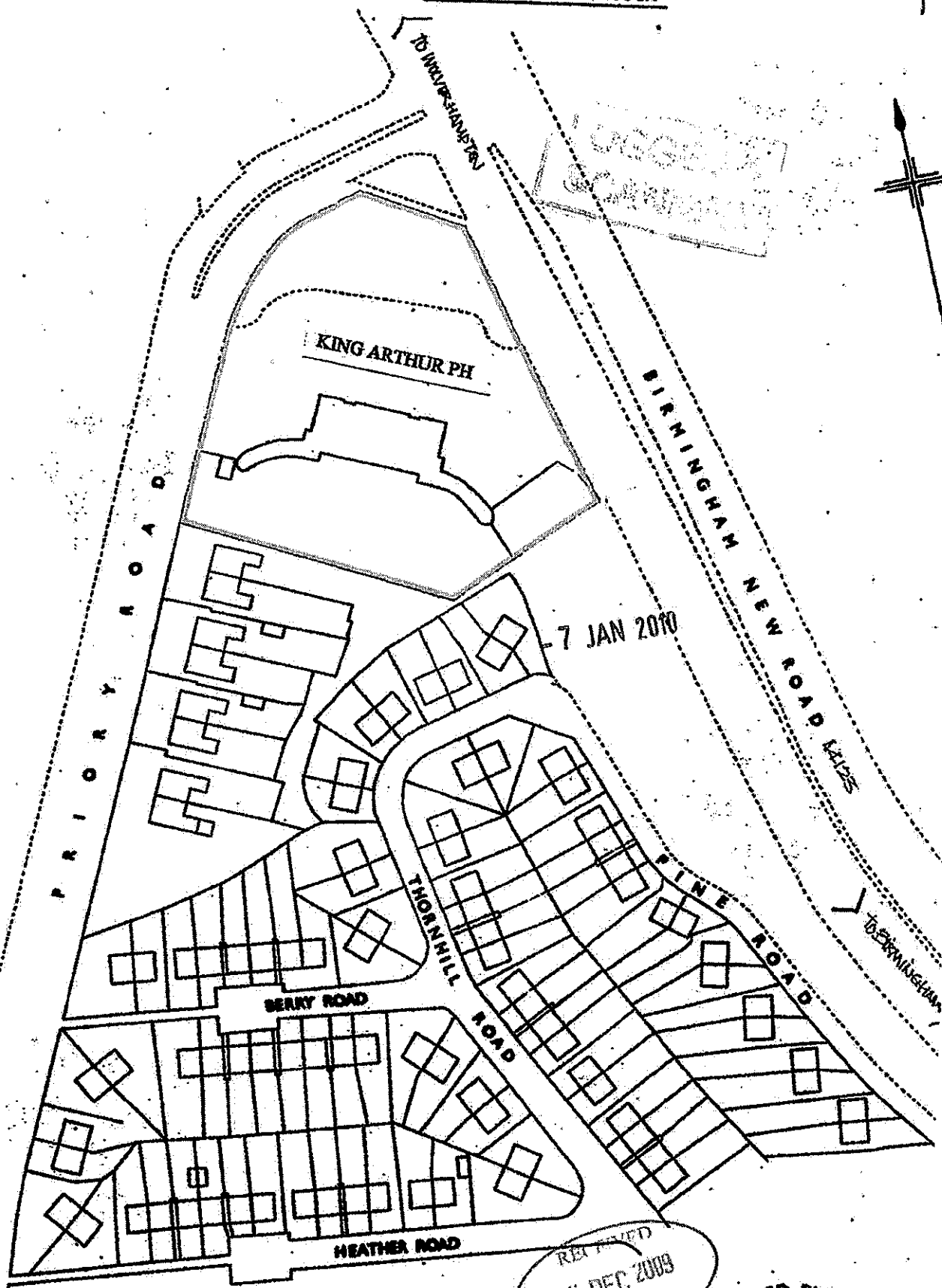
15. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using "no-dig" techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
16. Development shall not begin until details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority.
17. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.
18. Tiles and other features where bats or birds could be present (see the ecological report submitted with the planning application for details) should be removed carefully by hand. If bats or nesting birds are found or suspected all works must stop immediately and Natural England, the project's ecologist and the Council's Nature Conservation Officer must be contacted at once. Works should not recommence until relevant licences have been obtained and written permission is granted by Natural England and the Council. All works must be carried out in accordance to any licences obtained.
19. Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance 'Bats and lighting in the UK'. It should be close to the ground and directed downwards. It should be activated by a timed sensor with a low movement sensitivity, so as not to be triggered by wildlife. A plan detailing outside lighting will be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan.
20. A plan detailing suitable provision and location of 3 number woodcrete style (or similar) bat boxes/tubes/bricks/tiles incorporated into the new buildings on site will be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan.
21. To ensure development is appropriate to the site's ecology and provides adequate levels of mitigation and enhancement.
22. The demolition of the buildings and the clearance of trees and other vegetation should avoid the bird nesting season (February – August inclusive) unless a breeding bird assessment (with recommendations) is carried out by a trained ecologist within 7 days of the works commencing. This should be submitted in

writing and approved by the Council before works begin. All works must be carried out in accordance to the approved assessment's recommendations.

23. A plan detailing appropriate onsite nature conservation enhancements, including increasing the cover of native trees, in line with the requirements of the adopted Planning Obligations SPD, shall be submitted to and approved in writing by the Council before any works proceed. All works must be carried out in accordance with the approved plan and programme and shall be maintained throughout the life of the development.

P091729  
location plan

DUDLEY COUNTY BOROUGH

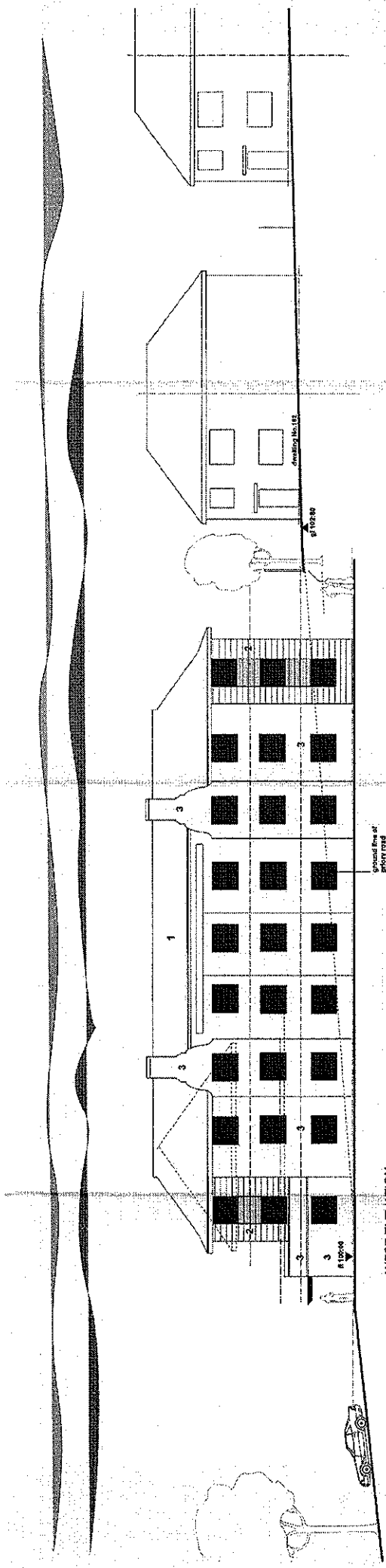


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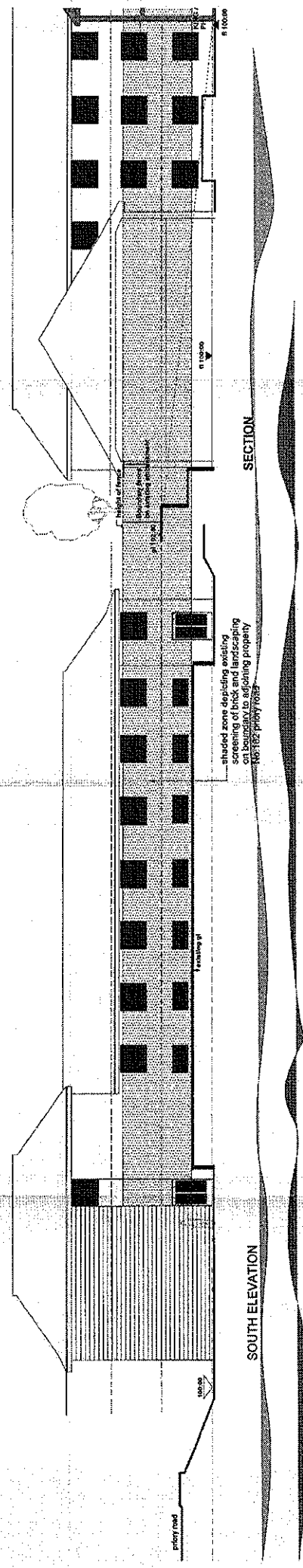
FILED PLAN  
U.M. LAND

SCALE: 1/1250

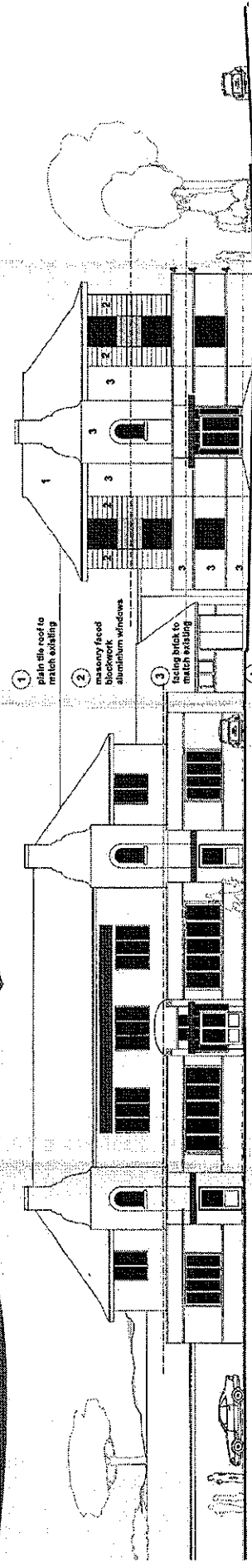




WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

shaded zone depicting adding screening of brick and landscaping on boundary to adjoining property

- ① plain tile roof to match existing
- ② masonry faced blockwork aluminium windows
- ③ facing brick to match existing
- ④ concrete string course painted

revision B: shaded zone added to south elevation. 20 Jun 10  
 revision A: driveway amended for parking request. 9 Jun 10

PROPOSED NORTH ROAD, LODLEY PROPOSED SITE ELEVATIONS	
PHASE 2	
DRAWN: PROPOSAL ELEVATIONS	DATE: 11 DEC
GOLDLEAF LEGISLATIVE LTD	1600086

The image shows a dark, textured surface, likely the cover or endpaper of a book. A small, lighter-colored rectangular label is positioned at the bottom center. The label contains text that is mostly illegible due to the low resolution and high contrast. The text appears to be arranged in a list or index format, with some words and numbers visible. The overall appearance is that of a scan of a physical document.

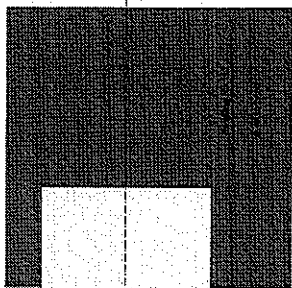
PROPERTY ROAD

App	NAME ARTHUR PA. PRIDDY ROAD, DUDLEY PROPOSED HOTEL, 70 BEDROOMS	Area	1:100
App	PHASE 3 PLAN PROPOSED - PLANS FIRST FLOOR PLAN	Area	150:10 A

## BOUNDARY FENCE

**FIRST FLOOR PLAN**

Ground floor plan



100/945

100/944

BOUNDARY FENCE

bus stop shelter

existing London plane tree

PRIORITY ROAD

-7 JAN 2018

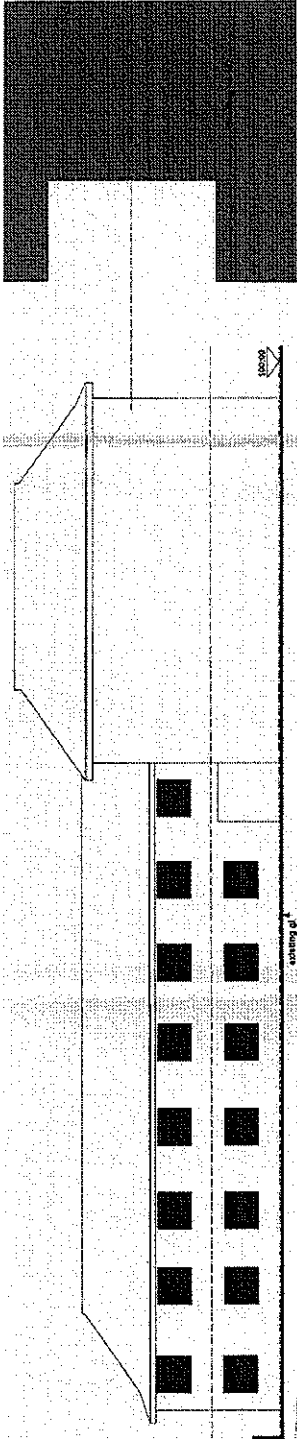
100/104

plan of ground floor with 28 rooms  
(first floor with 28 rooms  
second floor with 14 rooms)

KING ARTHUR PH PRIORITY ROAD, DUNLEY KING ARTHUR HOTEL 15 BEDROOMS			
PHASE 3	1:100		
PLAN ROOMS 1-28 GROUND FLOOR PLAN			
DATE	15/01/09		

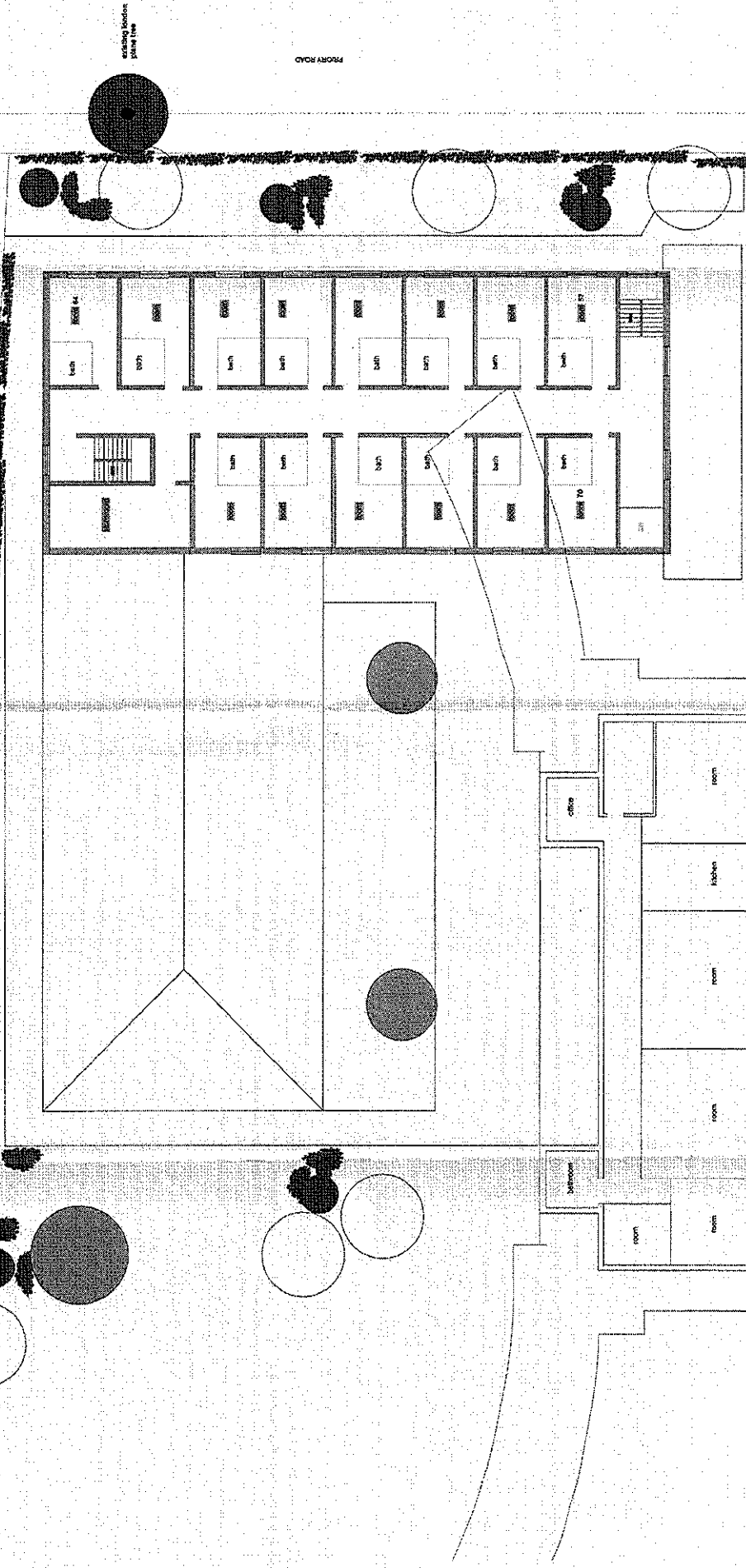
GROUND FLOOR PLAN

Second Floor Plan



INTERNAL ELEVATION

BOUNDARY / FENCE



plan of second floor with 14 rooms  
(ground floor with 28 rooms  
first floor with 20 rooms)

FIRST FLOOR PLAN (PUBLIC HOUSE)

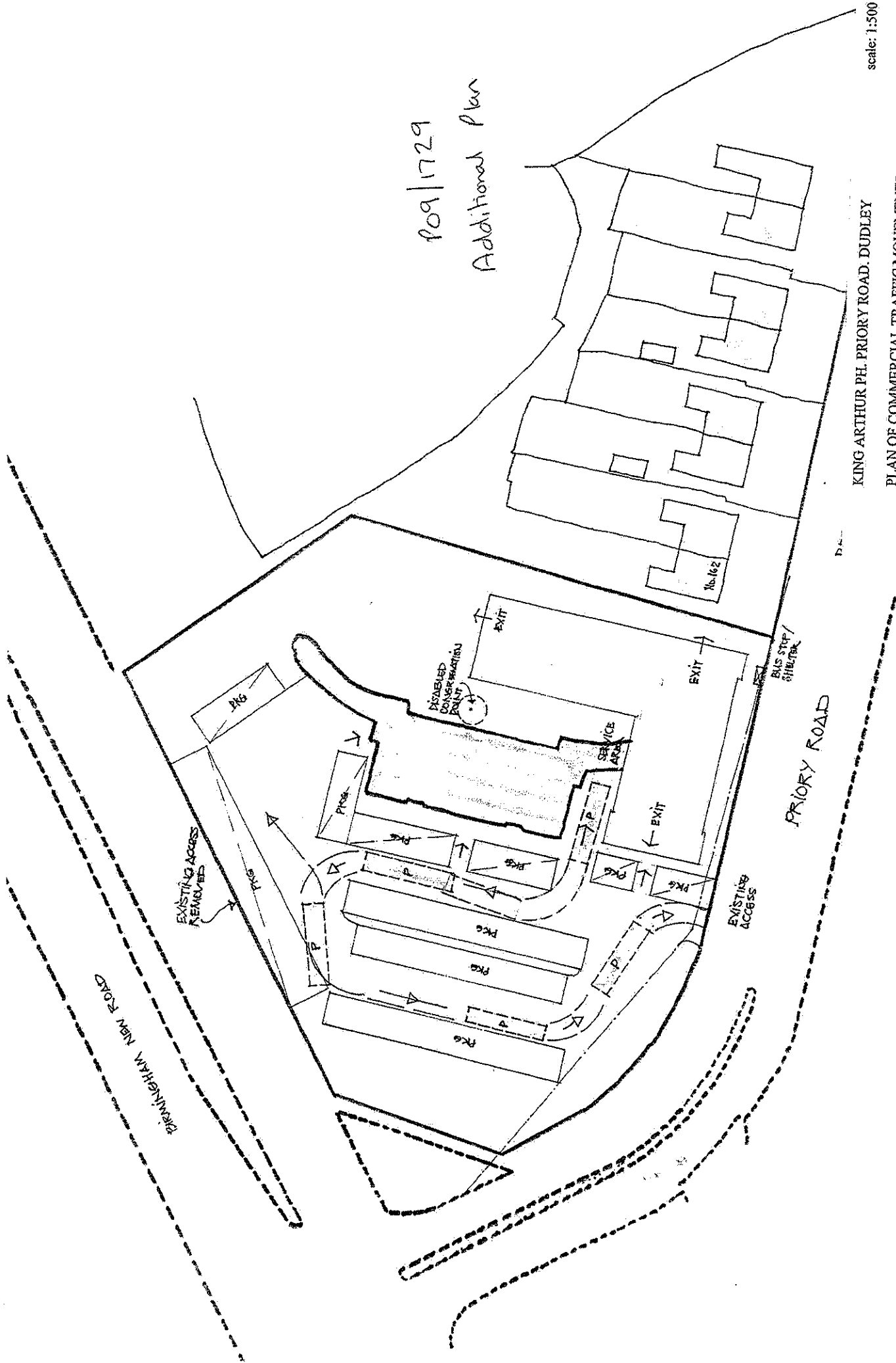
SECOND FLOOR PLAN (HOTEL)

- 7 JAN 2018

Revision A: window openings shown 15 Dec 07

KING ARTHUR PL PRIORITY ROAD DUDLEY	
PROPOSED HOTEL / PUBLIC HOUSES	
PHASE 3	1:100
PROPOSED	1:100
SECOND FLOOR PLAN	
DATE	15 DEC 07
DRAWN BY	150-11A
GOLDEN EYE LTD	





109/1729  
Additional Plan

KING ARTHUR PH. PRIORY ROAD, DUDLEY  
PLAN OF COMMERCIAL TRAFFIC MOVEMENTS

GOLDLEAF LEISURE LTD.

REVISION A: VEHICULAR MOVEMENT TO SERVICE AREA PHOTOS

DWG. No. 150/15 A  
28 FEB 10