

PLANNING APPLICATION NUMBER:P10/1697

Type of approval sought	Full Planning Permission
Ward	WORDSLEY
Applicant	Shropshire Homes Ltd
Location:	FORMER WORDSLEY HOSPITAL, STREAM ROAD, AUCKLAND ROAD, STOURBRIDGE, WEST MIDLANDS
Proposal	AMENDMENT TO APPROVED APPLICATION P10/0206 TO CREATE 4 NO. APARTMENTS IN THE BASEMENT OF BLOCK 2 (THE CLOCK TOWER) BY SUBDIVIDING 1 NO. LARGE APARTMENT INTO 2 NO. APARTMENTS (RESUBMISSION OF REFUSED APPLICATION P10/1359)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site consists of the clock tower building (Block 2) which is located in the centre of the Wordsley Hospital housing redevelopment site.
- 2 The building is on the Councils monuments and records list and is within the Wordsley Hospital Conservation Area and is a three storey building with integral clock tower. The building is finished in red brick with detailing in stone.
- 3 There is an area of open space in front of the building, with a further area to the rear.

PROPOSAL

- 4 This planning application is an amendment to planning application P10/0206 which was for the provision of three flats within the basement of the clock tower building. This application seeks to divide the one large apartment into two, together with internal alterations to another of the apartments. This means that 4, one bedroom apartments would now be provided within the basement area.

- 5 A similar application (P10/1359) was refused by committee late last year due to the size of the proposed flats, and is subject of an appeal. This time the flats have been increased in size by extending the basement area into the recessed area between the main building and previously approved extension to the building.
- 6 The applicants have provided a covering letter stating that the smallest flat being proposed here (40.7m²) is larger than four flats previously approved at the site.
- 7 The application is submitted with a design and access statement.

HISTORY

8.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/0084	Conservation Area Consent to demolish unsafe structures (retrospective)	Granted	08-Mar-2006
P08/1640	Residential development of 331 dwelling units to include part demolition and part conversion of existing buildings, and provision of associated open space, play provision, roads, parking and a pedestrian crossing on Auckland Road.	Granted	12/1/2007
P06/1641	Conservation area consent for demolition and part demolition of buildings and structures.	Granted	28-Nov-2006
P07/0814	Substitution of house types on previous approval P06/1640 (plots 3-10)	Granted	05-Jun-2007
P07/1182	Substitution of house types to plots 1-82	Granted	11-Sep-2007

P07/1234	Substitution of 78 house and apartment types on plots 1-2, 11-65 and 80-97 of previous approval P06/1640.	Granted	17-Sep-2007
P07/1695	Display various signage and 2 No. flagpoles (retrospective)	Granted	24-Oct-2007
P07/1696	Erection of temporary sales cabin and associated footpath, steps and landscaping (retrospective)	Granted	24-Oct-2007
P07/1967	Substitution of 97 No. house types plots 83-110, 174-179 and 111-173 of previous approval P06/1640	Granted	18-Dec-2007
P08/0390	Substitution of 29 house and apartment types on plots 83-92, 97-101 and 129-142 of previous approval P06/1640. Erection of 3 No. additional dwellings.	Granted	04-Jun-2008
P08/1687	Substitution of house types on plots 41-54 & 61-65 of previously approved application P06/1640	Granted	21-Jan-2009
P08/1917	Substitution of Plots 102 & 103 with one dwelling (Plot 103)	Granted	11-Feb-2009
P09/0721	Erection of retaining walls and associated works (part retrospective).	Granted	31-Jul-2009
P09/0952	Substitution of house types on plots 1-9, 110-179, 183-187 of previously approved application P06/1640	Granted	15-Oct-2009
P09/1032	Creation of 34 Residential Units. - Conversion of buildings 3, 4 13 and 14 to residential use (including extension to building 4), conversion of part of building 2 to residential. Extension to building 2	Granted	15-Oct-2010

	to provide residential accommodation. Provision of associated parking, bin and cycle stores. (Amendment to P06/1640).		
P09/1648	Amendment to planning approval P06/1640 to increase dwellings to blocks 8, 9 and 17 from 24 to 31, bin store and associated car parking.	Granted	24-Feb-2010
P10/0206	Conversion of basement of Block 2 The Clock House into 3 no. apartments with additional car parking,	Granted	16-Jul-2010
P10/1359	Amendment to approved application P10/0206 to create 4 no. apartments in the basement of block 2 (The Clock Tower) by subdividing 1 no. large apartment into 2 no. apartments.	Refused	25-Nov-2010

- 9 Planning permissions P06/1640 and P09/1032 are relevant as they relate to this building. P06/1640 dealt with the whole site included this building. It allowed the conversion of the clock tower building to 6 flats, with a new building extension which provided a further 6 units.
- 10 In August 2009 a further application, P09/1032 was submitted which sought to increase the number of units within the clock tower building by one by reducing the size of the proposed units, together with reallocation of space which was previously to be used as bin and cycle stores. The application also included a larger extension to the rear of the building which provided an additional 3 units.
- 11 In February 2010 the applicant submitted an application (P10/0206) to provide three flats within the existing basement area of the clock tower building.

- 12 As stated above the previous application (P10/1359) was refused on occupier amenity grounds. This application is presently subject of a planning appeal. This appeal has been accompanied by a Unilateral Undertaking to ensure the required planning obligations are provided if the appeal is allowed. .

PUBLIC CONSULTATION

- 13 Direct notification of adjoining neighbours, posting of a site notice and the publication of an advert within a local news paper circulating within the area. No representations have been received.

OTHER CONSULTATION

- 14 Group Engineer (Development): No objection.
- 15 Head of Environmental Health and Trading Standards: No objection subject to a ground gas condition

RELEVANT PLANNING POLICY

Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

DD8 Provision of Open Space, Sport and Recreation
Facilities

DD10 Nature Conservation and Development

DD12 Sustainable Drainage Systems

H1 New Housing Development

H4 Housing Mix

H5 Affordable Housing

H6 Housing Density

LR1 Open Space

LR3 Children's Play Areas

NC1 Biodiversity
NC6 Wildlife Species
NC9 Mature Trees
HE1 Local Character and Distinctiveness
HE4 Conservation Areas
HE5 Buildings of Local Historic Importance
HE8 Archaeology and Information
HE11 Archaeology and Preservation
UR9 Contaminated Land
EP7 Noise Pollution

Supplementary Planning Guidance/Documents

Supplementary Planning Document on Open Space, Sport and Recreation
Provision
Affordable Housing Supplementary Planning Document
Nature Conservation Supplementary Planning Document
Historic Environment Supplementary Planning Document
Parking Standards and Travel Plans Supplementary Planning Document
New Housing Development Supplementary Planning Document
Planning Obligations Supplementary Planning Document
PGN3 - New housing development

National Planning Guidance

PPS1 - Delivering Sustainable Development
PPS3 – Housing
PPS5 – Planning for the Historic Environment
PPS9 - Biodiversity and Geological Conservation

ASSESSMENT

- 16 The main issues are
- Principle
 - Design and Historic Building Issues
 - Neighbour Amenity

- Occupier Amenity
- Access and Parking
- Nature Conservation
- Planning Obligations

Principle

- 17 The principle of converting the proposed buildings is considered to be acceptable, in that the former hospital site is identified as a major housing site within policy H1 of the adopted Unitary Development Plan. Moreover, planning permission has already been granted for a similar proposal which is still extant. However, consideration still needs to be given to all other material planning matters.

Design and Historic Building Issues

- 18 The clock tower building is located within the Wordsley Hospital Conservation Area, and is also 'locally listed' in its own right. The building is faced in brick with stone detailing and is mostly three storey except for the clock tower which is a local landmark building.
- 19 The application does not involve any significant external alterations to the building except for the provision of light wells with new or modified windows, and a modest extension into one of the proposed basement court yards. The window design would closely match those within the existing building. The light wells would be provided with appropriate railings with the large scale detail fully controlled by condition. The basement court yard extension is not considered to cause any significant harm in respect of the setting of the building or the conservation area due to its discrete design and positioning.
- 20 The two largest light wells which effectively provide a court yard for two of the flats would be located between the existing building and the proposed extension which would limit the visual impact. These would also have steps and would provide

access to two of the flats. The third access would be provided by a new set of steps on the northern elevation of the existing building.

- 21 The internal alterations are comparatively minor with the majority of the existing building structure retained. Therefore no objection is raised from a design and conservation point of view, particularly as it would ensure the entire historic building has an appropriate future use.

Neighbour Amenity

- 22 The proposed development is unlikely to cause any harm to the amenity of current or future neighbours in that all the windows to habitable rooms are at a low level which would prevent any overlooking. Additionally no additional built form above that already approved is proposed except for the light wells and entrance steps.

Occupier Amenity

- 23 The amenity space to the proposed apartments would be communal, provided by space around or adjoining the buildings. Additionally the residents of the apartments would also benefit from the open space which runs through the centre of the former hospital site.
- 21 Whilst the proposed flats would be at basement level, the applicant is proposing light wells to enable light to reach the proposed flats. The principle of basement accommodation has already been agreed in respect of Block 17 (P06/1640 and P09/1648) and for this building as part of P10/0206).
- 25 The previous application was refused on amenity grounds due to the size of one of the flats. This has been overcome by extending one of the flats into part of the basement court yard area. This means the smallest of the proposed flats would be more than 40m². The applicant advises that this flat is the same size as Block 12, flat 5, and is larger than Block 2, flats 4 and 9, and Block 12, flats 4 and 6. Therefore on this basis the proposal is considered to be acceptable.

Access and parking

- 26 Block 2 (Clock Tower) and the adjoining blocks 3 and 4 would have a total of 58 spaces to serve 36 flats. The Group Engineer (Development) is of the view that this number of spaces is satisfactory and complies with the Councils adopted standards. This is partly due to a previous application (P09/1032) which had a significant oversupply of parking.

Nature Conservation

- 27 As the planning application involves the conversion of a number of older buildings which have been disused for a number of years consideration has to be given to the potential of protected species such as bats to be present.
- 28 A nature conservation survey was submitted with planning application P09/1032. The report concluded, which included this building, that there was no evidence of bat roosting and that the buildings were generally unsuitable. Therefore no objection is raised.

Planning Obligations

- 29 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community, for which the following contributions are required.

• POS Construction	£537.91
• POS Establishment	£776.83
• Transport	£188.50
• Libraries	£191.39
• Public Realm	£478.53
• Monitoring Fee	£250.00
• <u>Total</u>	<u>£2423.16</u>

- 30 A response was awaited at the date of agenda preparation from the applicant as to whether he/she was willing to enter into a legal agreement.
- 31 A contribution towards nature conservation is not required due to the scale and kind of the development.

CONCLUSION

- 32 The proposed development is acceptable in principle and provides an acceptable solution to retain and reuse a building which is within a conservation area and is of local architectural interest. The proposed alterations are considered to be acceptable from a design point of view and would cause no harm to neighbour amenity. Consideration has been given to policies DD1 Urban Design DD4 Development in Residential Areas DD6 Access and Transport Infrastructure DD7 Planning Obligations DD8 Provision of Open Space, Sport and Recreation Facilities DD10 Nature Conservation and Development DD12 Sustainable Drainage Systems H1 New Housing Development H4 Housing Mix H5 Affordable Housing H6 Housing Density LR1 Open Space LR3 Children's Play Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees HE1 Local Character and Distinctiveness HE4 Conservation Areas HE5 Buildings of Local Historic Importance HE8 Archaeology and Information and HE11 Archaeology and Preservation of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to following conditions:

Reason for approval

The proposed development is acceptable in principle and provides an acceptable solution to retain and reuse a building which is within a conservation area and is of local architectural interest. The proposed alterations are considered to be acceptable from a design point of view and would cause no harm to neighbour amenity. Consideration has been given to policies DD1 Urban Design DD4

Development in Residential Areas DD6 Access and Transport Infrastructure DD7 Planning Obligations DD8 Provision of Open Space, Sport and Recreation Facilities DD10 Nature Conservation and Development DD12 Sustainable Drainage Systems H1 New Housing Development H4 Housing Mix H5 Affordable Housing H6 Housing Density LR1 Open Space LR3 Children's Play Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees HE1 Local Character and Distinctiveness HE4 Conservation Areas HE5 Buildings of Local Historic Importance HE8 Archaeology and Information and HE11 Archaeology and Preservation of the Dudley Unitary Development Plan.

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.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

The development hereby permitted shall be built in accordance with the approved plans numbered WH-1001, WH/p/233i, WP/P/233ii and WH/2218i 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. No part of the development hereby permitted shall be commenced until large scale drawings of not less than 1:10 of all new windows and window surrounds, door surrounds, porches and railings have been submitted to and approved in writing by the district planning authority and thereafter the development shall only be carried out in accordance with these details.
3. The development hereby approved shall not be first occupied until the parking has been surfaced and laid out in accordance with the details shown on the approved plans. The parking areas shall thereafter be made available for parking and shall be retained for the life of the development.
4. The development hereby approved shall not be first commenced until details of on site cycle parking has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provide in accordance with the approved details and shall be retained for the life of the development.

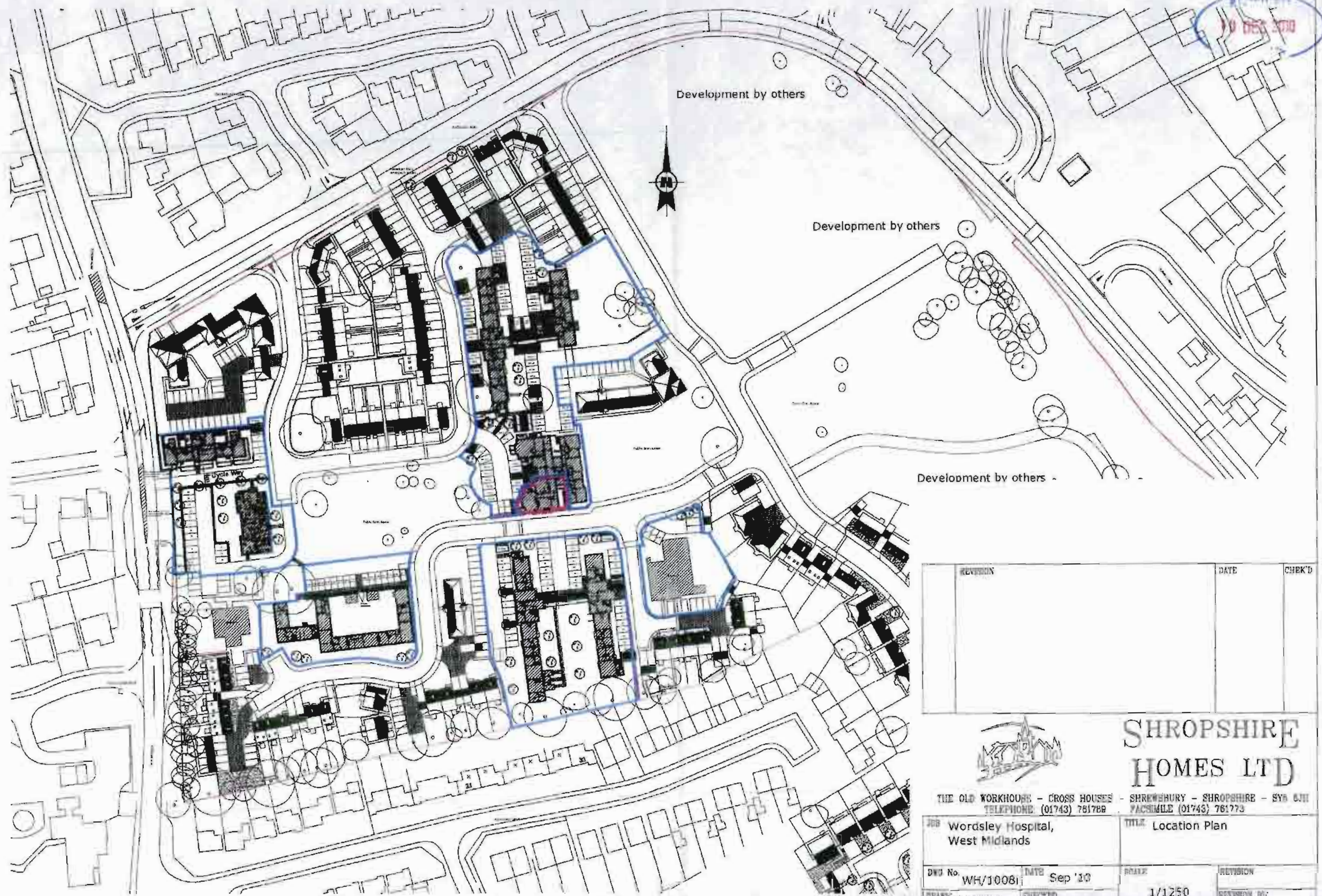
5. Prior to the commencement of development details of the colour finish to all external joinery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be finished in accordance with the approved details.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development covered by Parts 1 and 2 of Schedule 2 to that Order shall be carried out without planning permission granted by the District Planning Authority.
7. Development shall not begin until details have been submitted to and approved in writing by the local planning authority of the heating appliances, flues, air intake and extraction equipment terminals in order to demonstrate that they will not have a detrimental impact on the appearance of the historic buildings.
8. Development shall not begin until an audit has been undertaken on all historic internal doors of the basement to Building 2 and details have been submitted to and approved in writing by the local planning authority on their treatment in respect of upgrading for fire protection (if a requirement).
9. Development shall not begin until a Schedule of Works/Repairs Schedule has been submitted to and approved in writing by the local planning authority for the buildings proposed for repair and conversion (including details of painting schemes/finish for the windows and doors; repairs schedule for existing windows, doors, front porch, roofs, chimneys etc, source and mix of the lime mortar for re-pointing and details of lost features to be reinstated e.g. Chimneys and details of historic/architectural features to be lost/retained e.g. fireplaces, staircases etc). Any departure from the approved schedule of works/repairs schedule will require the prior written approval of the Local Planning Authority.
10. Development shall not commence until an arrangement for the provision of off site provision of public open space, public realm, libraries, transport improvements and monitoring & management change has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
11. The soft and hard landscaping scheme submitted with this application shall be completed within the first planting season following the first occupation of any part of the development, unless otherwise approved in writing by the Local Planning Authority.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.


12. No development shall begin until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
13. Where the approved risk assessment (required by CL02a) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed

scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.

14. Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL02b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.
15. The development hereby permitted shall be carried out in accordance with the following approved plans: WH-1001, WH/p/233i, WP/P/233ii and WH/2218i



REVISION	DATE	CHECK'D



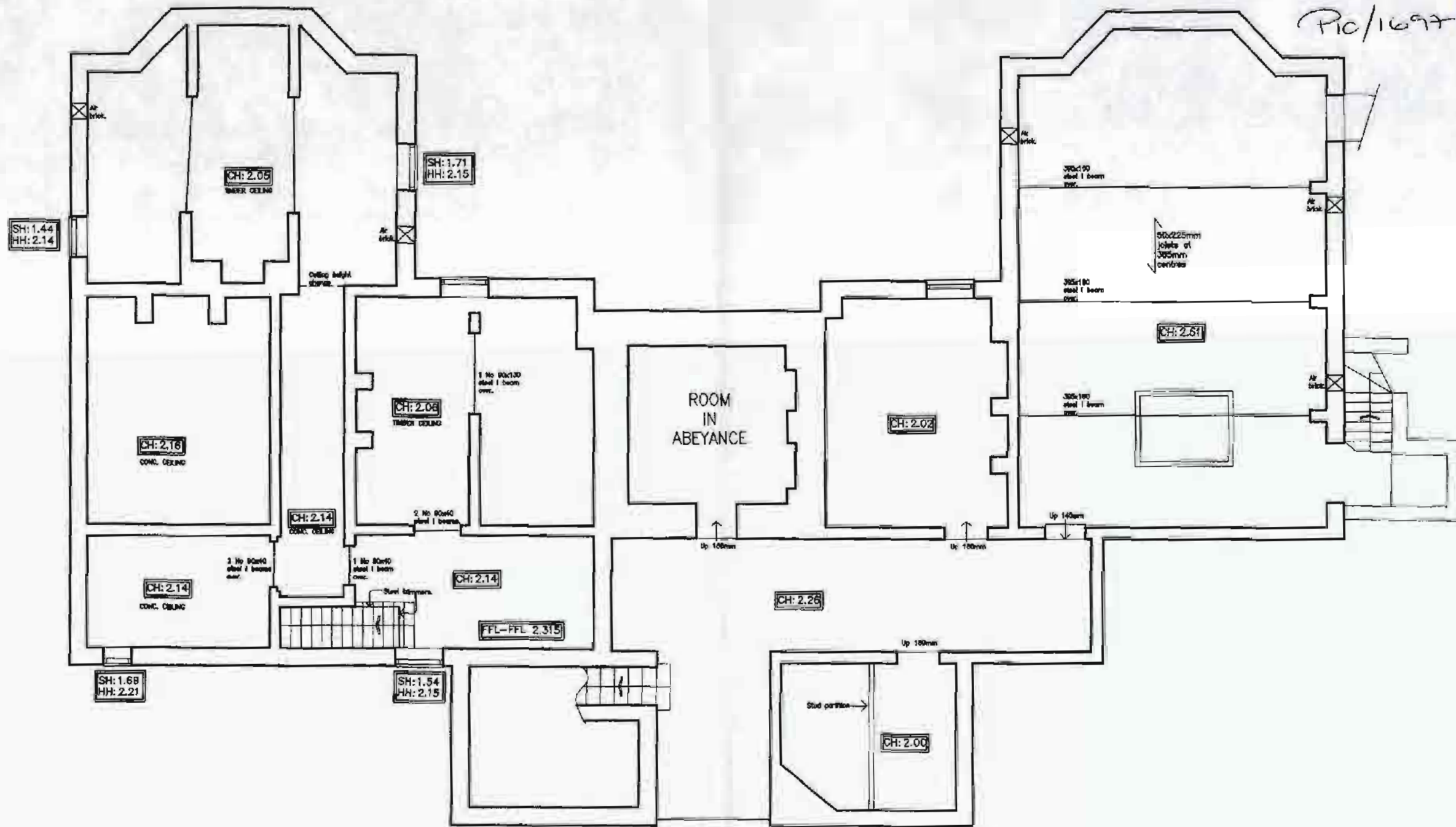
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THE OLD WORKHOUSE - CROSS HOUSES - SHREWSBURY - SHROPSHIRE - SY8 6JH
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JOB Wordsley Hospital, West Midlands	TITLE Location Plan
DWG No. WH/10081	DATE Sep '10
DRAWN A. Jones	CHECKED 1/1250
	REVISION

Graph (A3)
 Existing base grade
 floor
 P10/1697

10 DEC 2010



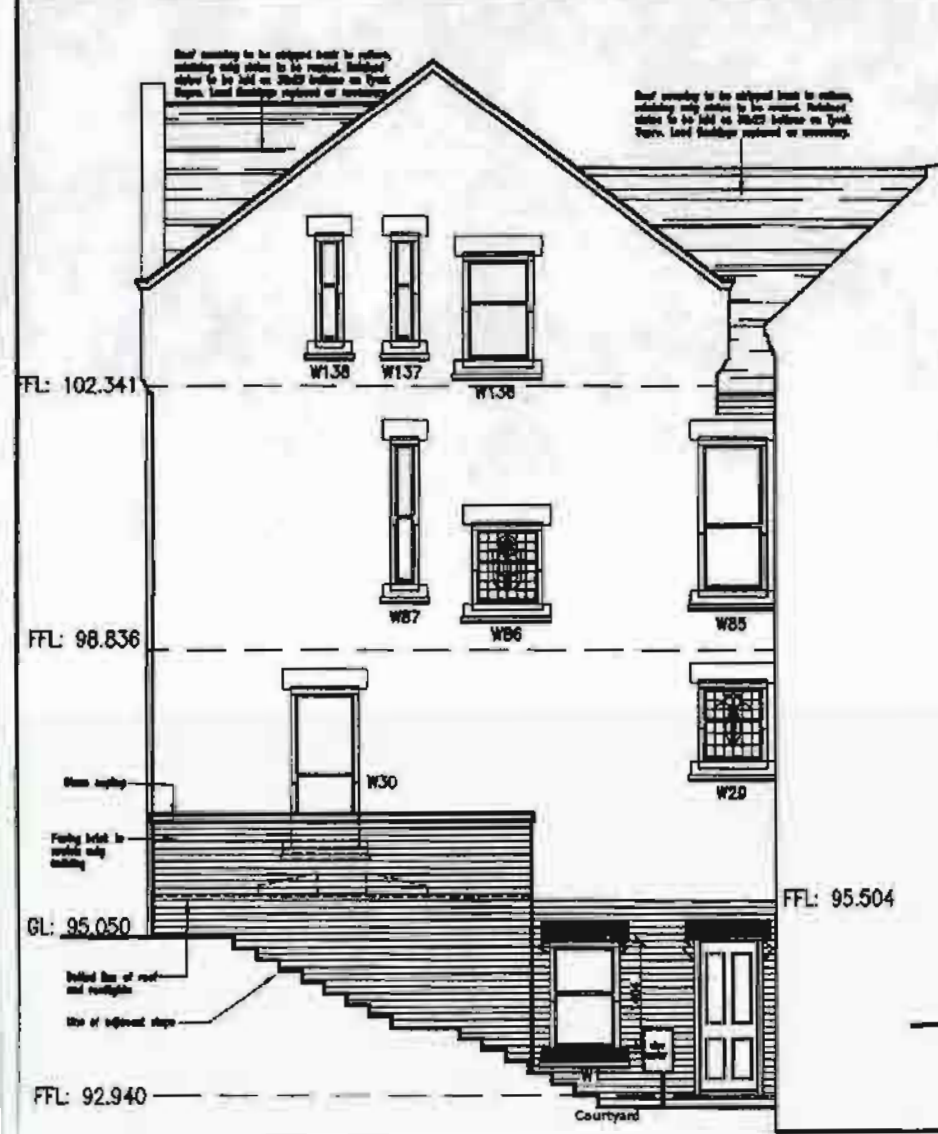
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JOB Wordsley Hospital, West Midlands		TITLE Block two - Tower lodge Existing Basement Plans	
DWG No. WH/P/B.Sur	DATE 05.02.10	SCALE 1/100	REVISION
DRAWN J.Groves	CHECKED	REVISION BY	

Genpla (93)

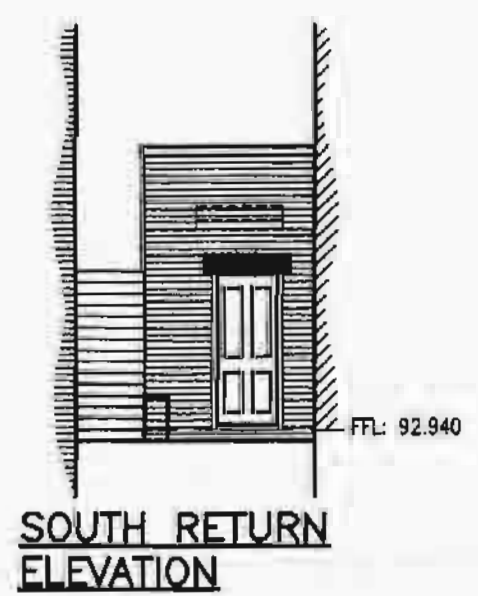
Proposed elevations
10 DEC 2010
Pro/1692



EAST RETURN ELEVATION



SOUTH ELEVATION



SOUTH RETURN ELEVATION



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JOB WORDSLEY HOSPITAL WEST MIDLANDS		TITLE BLOCK 2 - TOWER LODGE LOWER GROUND FLOOR, PLOT 233 - ELEVATIONS	
DWG No. WH/P/233ii	DATE DEC '10	SCALE 1:100	REVISION
DRAWN A. Jones	CHECKED	REVISION BY	

CA3)

Gordon.
Proposed elevations
20/10/97



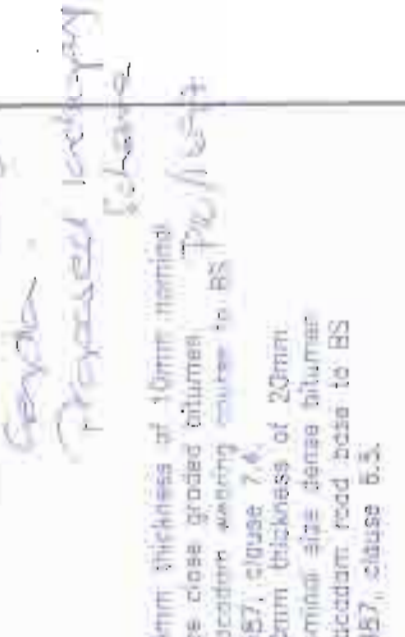
WEST ELEVATION



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JOB WORDSLEY HOSPITAL WEST MIDLANDS		TITLE BLOCK 2 - TOWER LODGE PROPOSED WEST ELEVATION	
DWG No. WH/2218i	DATE SEPT. '10	SCALE 1:100	REVISION
DRAWN A. Jones	CHECKED	REVISION BY	



Syntherisma
Phyllanthaceae
Schomburgkii
Pe 10/187
mm thickness of 10mm nominal
is class graded thinner.
proportion wearing course to BS
57, clause 7A.
mm thickness of 20mm
nominal size dense blumens
bottom road base to BS
57, clause 5.3.

Syntherisma
Phylogenetic relationship
Schaeffer

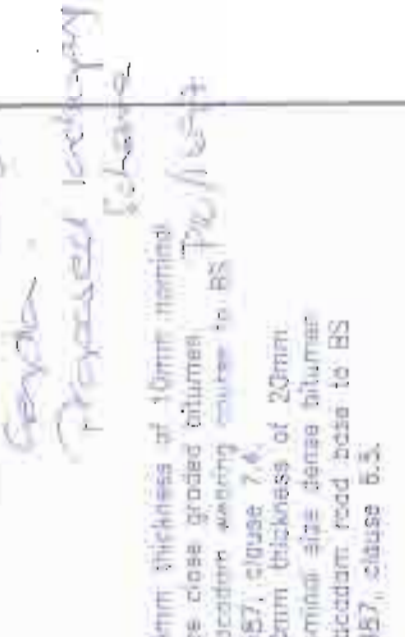
mm thickness of 10mm nominal
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proceeding wearing course to BS
87, clause 7.6.

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87, clause 5.3.

Gorda
Phaeodactylum
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Pe/10/87

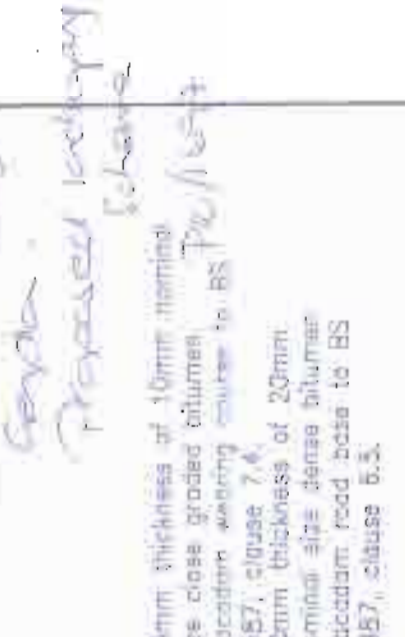
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57, clause 5.3.



Gordonia
Phycoerythrin
Schizothra

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proceeding wearing course to BS
87, clause 7A.

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acclaimed road base to BS
87, clause 6.5.



Syntherisma
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crackdown wearing course to BS
87, clause 7A.
100m thickness of 20mm
nominal size dense bitumen
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87, clause 6.5.

Syntherisma
Phyllanthaceae
Syntherisma

mm thickness of 10mm nominal
are class graded thinner.
proceeding wearing course to BS
87, clause 7A.

mm thickness of 20mm
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87, clause 6.5.

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Gordia
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Phaeocystis

mm thickness of 10mm nominal
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proceeding wearing course to BS
87, clause 7A.

mm thickness of 20mm
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bottom road base to BS
87, clause 6.5.

Syntherisma
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Schomburgkii
Peu. 10/187
mm thickness of 10mm nominal
are class graded thinner.
proportionate wearing course to BS
57, clause 7A.
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acoustic road base to BS
57, clause 6.5.

Syntherisma
Phyllanthaceae
Schomburgk

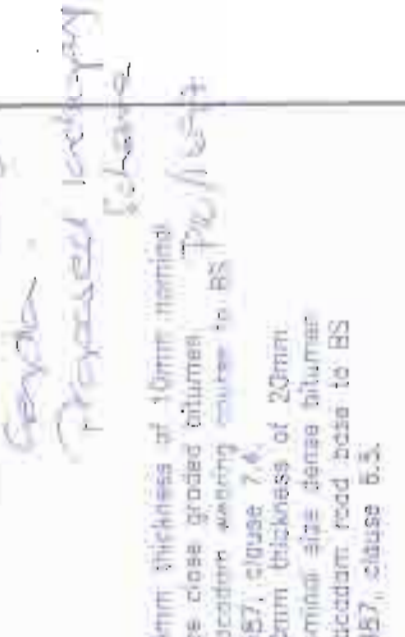
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87, clause 6.5.

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87, clause 7A.

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nominal size dense blumens
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87, clause 6.5.



Syntherisma
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57, clause 7A.
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57, clause 6.5.

Syntherisma
Phyllanthaceae
Schomburgkii
Peu/10/87
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proportionate wearing course to BS
57, clause 7A.
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57, clause 6.5.

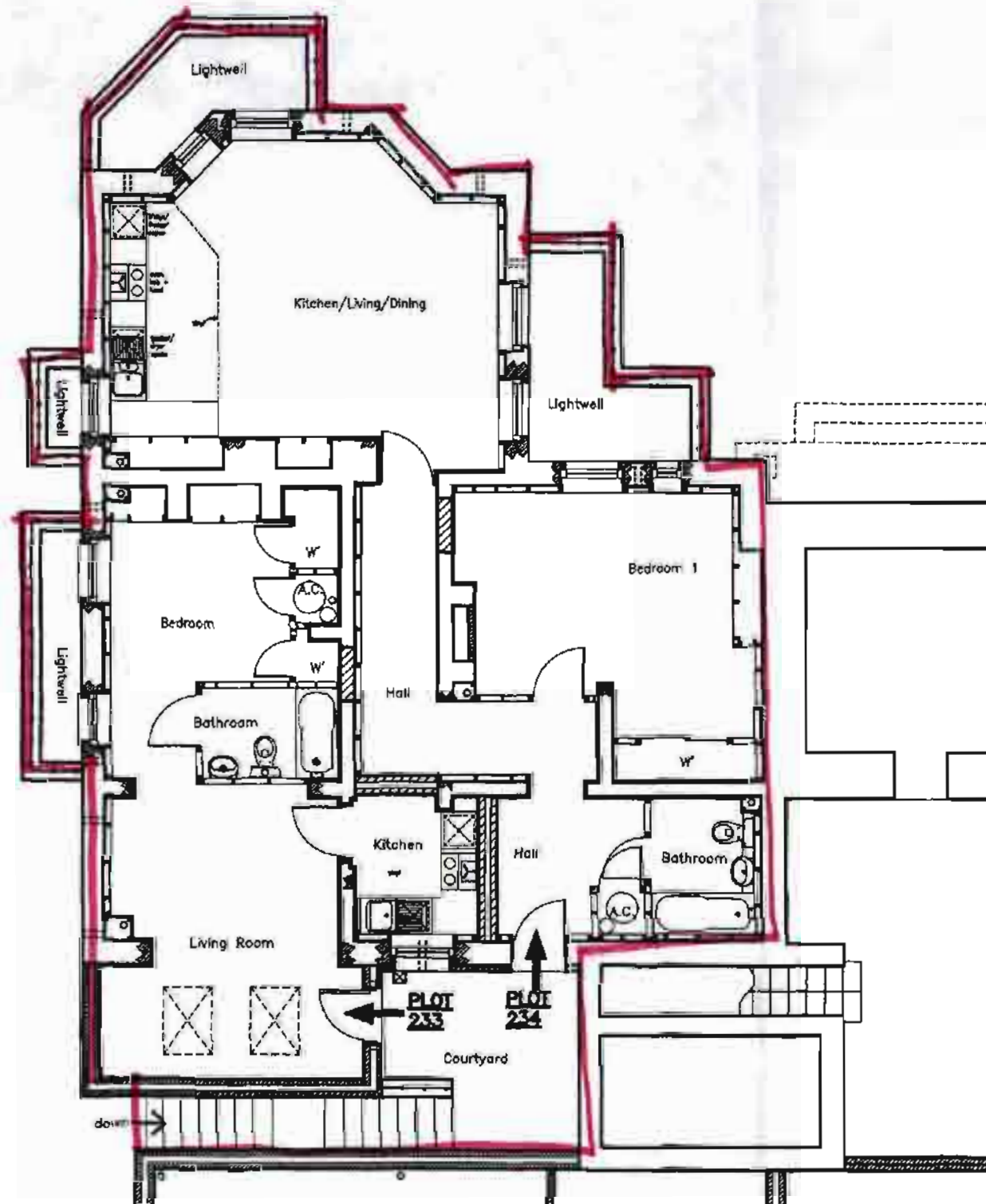
Syntherisma
Phyllanthaceae
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Peu/10/87
mm thickness of 10mm nominal
are class graded thinner.
proportionate wearing course to BS
57, clause 7A.
mm thickness of 20mm
nominal size dense bitumen
accretion road base to BS
57, clause 6.5.

Gerpla (A3)

Proposed lower ground floor
plots 233+234

RECEIVED
10 DEC 2010

P10/1697



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JOB WORDSLEY HOSPITAL WEST MIDLANDS		TITLE BLOCK 2 - TOWER LODGE LOWER GROUND FLOOR, PLOTS 233 & 234 - FLOOR PLAN	
DWG No. WH/P/233i	DATE DEC '10	SCALE 1:100	REVISION
DRAWN A. Jones	CHECKED		REVISION BY