

PLANNING APPLICATION NUMBER:P21/1989

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| Type of approval sought | Full Planning Permission |
| Ward | Sedgley Ward |
| Agent | R. Robinson |
| Case Officer | Richard Stevenson |
| Location: | SEDGLEY POLICE STATION AND CAR PARK, VICAR STREET, SEDGLEY, DUDLEY, DY3 3SD |
| Proposal | DEMOLITION OF EXISTING GARAGES AND PART POLICE STATION, ERECTION OF 3 NO. DWELLINGS ON EXISTING CARPARK AND CONVERSION OF EXISTING POLICE STATION INTO 9 NO. FLATS TO INCLUDE SINGLE STOREY EXTENSION AND ASSOCIATED WORKS |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

SITE AND SURROUNDINGS

1. The application site consists of two parts. The first part consists of the former Sedgley Police Station building located on Vicar Street, with the site extending to the side and rear onto Gospel End Street. To the rear of the site is an area of open space with the listed All Saints Parish Church to the rear. There is a single dwelling to the east of the site and further housing opposite on the south side of Vicar Street.
2. The police station has been altered and extended over the years, although it is understood that the oldest parts date from the early 19th century and that it was originally used as a workhouse, before being extended and converted to a police station. The building is considered to be a non-designated heritage asset.
3. There is an existing brick wall to the Vicar Street frontage with a Gornal stone wall extending around the corner and along Gospel End Street. Due to the land falling away to the west, the western part of the site is elevated above Vicar Street and Gospel End Street.

- 4 The second part of the site is located on the former police station car park car park site on Gospel End Street. The only building within the site is a block of garages. This site is of a split level with an upper level near to Gospel End Street and a lower level which backs onto a cemetery. The cemetery is accessed by a track to the south of the site.
- 5 There are buildings to the north and south of the site which appear to be of considerable age and are considered to be non-designated heritage assets in their own right. These fall within a number of uses, although residential is the predominate use of these buildings. The residential buildings to the north of the site face directly towards the application land and include habitable room windows. There are no windows in the side elation of the building to the south.
- 6 Both parts of the site are located within the All Saints Sedgley Conservation Area.

PROPOSAL

- 7 This is a full planning application for the conversion of the former police station into 9 self-contained apartments and the erection of three terraced houses on the existing car park, with parking for the houses and flats at the former police station building.
- 8 With respect of the former police station, an existing wing to the rear of the building is to be demolished and reconstructed on a larger footprint. Other alterations are also proposed such as changes to windows, however, these are generally minor works.
- 9 During the course of the application the rear extension which was to have been two storeys has now been reduced to single storey. The proposed bin collection point to Gospel End Street has also been relocated, which means that the existing wall will be retained. Proposed railings to Vicar Street which were inappropriate have been removed from the application.

- 10 This former police station site has no on-site parking, with off-road parking to be located on the west side of Gospel End Street. Pedestrian access will be from Vicar Street with a further access from Gospel End Street which provides a direct link to the car park.
- 11 In respect of the car park site, the existing garage buildings will be demolished, and three dwellings will be located towards the rear of the site. The front of the site will be used for parking for both the proposed dwellings and the police station conversion.
- 12 During the course of the application the design of the proposed dwellings has been modified, there have been some changes to the proposed car parking and gates have been replaced with a barrier to prevent unauthorised parking.
- 13 The application is accompanied by a tree survey and a Design and Access Statement/Heritage Statement.

HISTORY

| APPLICATION No. | PROPOSAL | DECISION | DATE |
|-----------------|--|----------|------------|
| SD/50/405 | Alterations to Form Garage for Police Cars. | Granted | 16/10/1950 |
| SD/60/2243 | New Lavatory Accommodation. | Granted | 02/01/1961 |
| SD/62/2599 | Alterations to Decontamination Centre for Police Garage. | Granted | 02/07/1962 |
| 88/51191 | Renovation of Front Boundary Wall. | Granted | 07/07/1988 |
| 89/52704 | Application for Listed Building Consent for Part Demolition of Old Decontamination Unit and Enlargement of Car Park. | Granted | 01/11/1990 |
| 89/52944 | Demolition of Part of Old Decontamination Block and Creation of Carpark Extension. | Granted | 01/03/1990 |
| 97/51001 | Extension to Police Station | Granted | 21/08/1997 |

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|----------|---|---------|------------|
| 99/51611 | External Rendering of Existing Painted Brickwork and Painting White as Existing | Granted | 13/12/1999 |
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PUBLIC CONSULTATION

- 14 7 letters of objection have been received (including five from the same address) following consultation with 15 adjoining neighbours, the posting of a site notice and the publication of an advert within a local newspaper. Main issues raised:
- Conversion into 9 apartments is excessive
 - Not enough parking
 - Will be on street parking which leads to accidents
 - Disruption during construction
 - Nowhere for deliveries
 - Will park in adjoining apartment car park

OTHER CONSULTATION

- 15 Head of Planning and Regeneration (Highway Engineer): No objection in principle. There will be a shortfall of parking spaces for the apartments, however, the location is within the town centre and is constrained for on street parking, so parking below the minimum standard would not be a reason for refusal in this case. However, a parking management plan will be required to ensure residents understand who has or has not got parking rights for the car park. Note that the access has been widened as requested and that the parking spaces now comply with the SPD size requirement.
- 16 Head of Planning and Regeneration (Land Contamination Team): The site has been in use as a police station since the earliest plans (1885) and consequently the presence of contamination including asbestos or garage related sources together with demolition derived sources cannot be discounted. Whilst not in a coal mining high risk area vapours associated with former garage use cannot be discounted, hence should vapours be encountered then assessment should be undertaken

- 17 Environmental Safety and Health: There are no objections on grounds of noise or air quality. The former police station is located at the corner of a busy road junction and subjected to elevated levels of traffic noise from vehicles using Gospel End Road and Vicar Street. Therefore, a condition will be required in relation to protecting residents from road noise.
- 18 Integrated Commissioning Performance & Partnerships Intelligence: No education contributions are required.
- 19 Lead Local Flood Authority: No objection. No conditions required.
- 20 West Midlands Police: No objection. Provide generic secure by design advice.
- 21 Severn Trent Water: No objection subject to conditions.

RELEVANT PLANNING POLICY

- National Planning Guidance
National Planning Policy Framework (Revised 2021)
Technical Guidance to the National Planning Policy Framework (2012)
Planning Practice Guidance (2014)
- Black Country Core Strategy (2011)
CSP2 Development Outside The Growth Network
DEL1 Infrastructure Provision
HOU1 Delivering Sustainable Housing Growth
HOU2 Housing Density, Type and Accessibility
CEN8 Car Parking in Centres
TRAN2 Managing Transport Impacts of New Development
ENV 2 Historic Character and Local Distinctiveness
ENV 3 Design Quality
ENV 4 Canals
ENV 5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV 7 Renewable Energy

ENV 8 Air Quality

- Dudley Borough Development Strategy (2017)

S1 Presumption in favour of Sustainable Development

S3 Renewable Energy

S5 Minimising Flood Risk and Sustainable Drainage Systems (SuDS)

S6 Urban Design

S7 Landscape Design

S8 Conservation and Enhancement of Local Character and Distinctiveness

S9 Conservation Areas

S10 Listed Buildings

S17 Access & Impact of Development on the Transport Network

S18 Cycling

S21 Nature Conservation Enhancement, Mitigation and Compensation

S22 Mature Trees, Woodland and Ancient Woodland

L1 Housing Development, extensions and alterations to existing Dwellings

L11 Parking in Town Centres

D3 Contaminated Land

D5 Noise Pollution

- Supplementary Planning Guidance/Documents

Access for All Supplementary Planning Document

CIL Charging Schedule (2015) (updated 2017)

Design for Community Safety Supplementary Planning Guidance (2002)

Historic Environment Supplementary Planning Document (2017)

New Housing Development Supplementary Planning Document (2013)

Parking Standards Supplementary Planning Document (2017)

ASSESSMENT

22 The main issues are

- Principle/Policy

- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Trees
- Land Contamination & Air Quality
- Financial Material Considerations

Principle/Policy

- 23 The split application site is not subject of any planning allocation, however, both parts of the site are located in sustainable location within the Sedgley town centre boundary. Subject to consideration of other planning matters, the principle of residential conversion in the case of the former police station, and redevelopment of the former car park for three dwellings is considered to acceptable. In the case of the former police station, this constitutes an efficient reuse of an existing building, and in the case of the car park would allow for the redevelopment of previously developed or brownfield site.

Design and Historic Environment

- 24 Both parts of the site are located within the All Saints Sedgley Conservation Area and as such Policy S9 of the Dudley Borough Development Strategy is of relevance. The policy seeks safeguard and enhance such designations, with inappropriate demolition and alterations being resisted. Appropriate design and materials are required in relation to new development. This policy is mirrored by national planning policy contained within the National Planning Policy Framework.
- 25 In addition both parts of the site are located within a wider Area of High Historic Townscape Value (Policy S12 of the Dudley Borough Development Strategy) but is of less significance given the statutory designation of the conservation area.

- 26 Also of relevance to the application is Dudley Borough Development Strategy Policy S10 - Listed Buildings, given the Grade II* listed All Saints Parish Church is immediately to the north east of the former police station. This policy seeks to protect the setting of listed buildings, and parallels policies within the NPPF and the Black Country Core Strategy.
- 27 The former police station is a prominent non-designated heritage asset within a conservation area. The building which has been extended over the years retains a significant amount of its character, including what appears to be an early to mid-19th century element towards the western end of the building. The alterations which are proposed to the building apart from one extension are considered to be relatively minor. Some changes to windows raise no significant concerns.
- 28 With regard to the extension, this would replace an existing single storey wing on a larger footprint. The design of this extension with pitched roof is considered to be acceptable.
- 29 Whilst the building is not statutorily listed, the applicants are intending to sympathetically reuse the existing cell block within the proposed development which is welcomed from a historical perspective.
- 30 Railing infill was proposed to the Vicar Street frontage, however, this was removed from the application as it was not considered to be appropriate to the setting the conservation area and not typical of immediate vernacular, where brick or stone walls are more evident.
- 31 With regard to the car park, this currently forms a gap site in the conservation area with historic buildings to the immediate north and south of the site and appears incongruous within the conservation area designation.
- 32 The siting of the proposed dwellings would be located towards the rear of the site with the car park retained in front. Consideration was given to siting to the front of the site, however, this was ruled out due parking being more remote in relation to

the conversion, the need to maintain the necessary visibility requirements onto Gospel End Street and the relationship with the trees to the south.

- 33 To provide more enclosure to the site, a low wall is to be provided to the frontage, although the height is limited to 600mm to ensure the visibility splay can be maintained. Additionally, there is also space for soft landscaping which will allow the existing space to be enhanced. This proposal also replaced previously proposed railings and gates which were not considered to be appropriate in context, as with the police station site.
- 34 With regard to the proposed terrace at rear of the site, there is a close precedent on other sites with dwellings located away from the road. Whilst there were some initial concerns relating to the appearance of the building, the design was revised with a short central projection rather than two end projections as proposed. Additionally, more appropriate detailing has been provided with heads and cills to windows, taking inspiration from a housing development close to the school on Bilston Street on the eastern side of the town centre.
- 35 Therefore, the provision of a wall to the car park, the area for soft landscaping together with a modified design means this part of the development is considered to be acceptable in relation to the conservation area designation.

Neighbour Amenity

- 36 With regard to the conversion, the only dwelling which would immediately be affected would be No. 6 Vicar Street to the east of the site. Initial concerns were that the proposed two storey extension to the rear of the building would have an impact on light to this neighbour, which would be exacerbated by the northern outlook and presence of mature trees. However, with the reduction of the extension to single storey these concerns have been overcome.

- 37 With regard to privacy, some windows will be provided in the side elevation of the new extension. However, the provision of a fence to the boundary with No. 6 would overcome this issue and can be secured through an appropriately worded condition.
- 38 With regard the new build terrace, the relationship with No. 67 Gospel End Street to the south is considered to be acceptable in that it is off-set, is some 18m away and there are existing trees which form the boundary that would be retained. No. 67 is also set around 3m higher than the slab level of the proposed dwellings.
- 39 In relation to the dwellings to the north, there are Nos, 77, 79 and 80 Gospel End Street. With regard to No. 80 which has a flat above, this has a principal outlook onto Gospel End Street directly and therefore would not be adversely affected. With regard No. 79 this would continue to overlook an area of car park.
- 40 In relation to No. 77, the relationship would be more complex, as it has windows which face towards the site as well as windows which overlook its own garden at the rear. With regard to the sting of the proposed dwellings, these would be off- set and therefore the outlook from windows would not be directly be affected. With regard to windows in the rear elevation, there would be small breach of the 45 Degree code, however, this would be at a distance of some 10m and as such, no concerns are raised from an amenity point of view. Additionally, the finished floor levels of the completed dwelling would be similar to that of No. 77, which would limit any impact.
- 41 Immediately to the rear of the proposed terrace there is a cemetery, and such no concerns are raised in relation to amenity here.

Occupier Amenity

- 42 Environmental Safety and Health note the site's location would mean residents of the conversion would be subject high levels of traffic noise. However, this can be overcome by the imposition of an appropriately worded planning condition. Due to the site's location in a conservation area the use of secondary glazing may be more

appropriate rather replacing historic windows with higher acoustic reduction properties.

- 43 With regard to the conversion there would be shared amenity space within the site. A fair amount of visual amenity would also be gained from the open space and the church yard to the north.
- 44 With regard to the new build element, each of the proposed dwellings would have private gardens to the rear. These are slightly substandard at 9.5m but this is considered to be acceptable given the modest scale of the dwellings, the town centre location and that amenity can be drawn from significant views over the cemetery and the distant Shropshire Hills.

Access and parking

- 45 As noted previously, parking for both parts of the development will be located in the former parking area for the police station accessed off Gospel End Road. A rear entrance to the police station conversion would be utilised to allow for a direct access to the parking area.
- 46 Initially some concerns regarding the width of the proposed access, the proposed visibility splay and size of the proposed parking spaces was raised. However, the applicants have widened the access to 5.5m, have lowered the height of the proposed wall, and have marked on the visibility splay to show compliance with safety requirements. The parking spaces have also been enlarged, to ensure compliance with the Parking Standards SPD.
- 47 The proposals are for three 2 bed houses on the existing car park with two dedicated spaces for each dwelling and another 9 spaces for the seven 2 bed apartments and two 1 bed apartments within the Police Station conversion opposite.

- 48 The minimum requirement for a two-bedroom house is two spaces, with the normal standard for apartment conversions being 1.2 spaces for two beds and one space for one beds, giving a requirement overall for 18 spaces.
- 49 In this case 15 spaces are proposed, which is slightly below the adopted standard, with two spaces for each of the houses and one space for each of the flats. However, the location is within the town centre and is constrained for parking, so parking below the minimum standard would not be a reason for refusal in this case. Moreover, the planning balance of ensuring a long-term viable use for the former police station which is a non-designated heritage asset within a conservation area asset also has merit.
- 50 Cycle parking is proposed to the proposed conversion and will either be provided with the relevant apartment or within a communal area.
- 51 Regarding bin storage and collection points, these are shown on the submitted plans and are considered to be adequate.

Trees

- 52 As both parts of the site are located within the All saints Sedgley Conservation Area, most trees are deemed to be protected by the designation. With regard to the conversion which involves a small new build, no concerns are raised in relation to the trees.
- 53 With regard to the new build element, all trees are to be retained apart from one Goat Willow (T1) which identified as a poor category C2. All other trees are to be retained, although two will need to be trimmed. No foundation works to the new build would be located within the root protection area of any of the retained trees.
- 54 There is potential to for replacement trees to the front of the site which has been identified in the submitted arboriculture report. This report also provides a method

statement and together with the submitted tree protection plan are to be conditioned.

Land Contamination and Air Quality

- 55 There are no significant concerns regarding contamination here given the sites location, but a precautionary approach is required in relation to the garages and potential oil contamination. Similarly, there are no concerns from an air quality point of view given the modest scale of the development, although electric vehicle charging point and dust management conditions are requested by Environmental Safety and Health.

Financial Material Considerations

- 56 Section (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy (CIL).
- 57 The section does not change the law in any way. It is not a new basis for planning policy, and it remains unlawful for planning permissions to be 'bought'.
- 58 This proposal would provide 12 dwellings generating a New Homes Bonus grant of 12 times the national average council tax for the relevant bands.
- 59 The proposal is fully liable for CIL at a rate of £25.63 per square metre of CIL Liable floor space.
- 60 This money could be earmarked to be spent on improving the strategic infrastructure which is set out on the Regulation 123 list of infrastructure.

- 61 Whilst these are significant sum(s) of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

- 62 The proposed development is acceptable in principle and given its town centre location is considered to have sufficient off-street car parking. Moreover, the proposed development would be of acceptable design and would have no adverse impact on the setting of the conservation area designation. The proposed development would have no material adverse impact to neighbour amenity. Consideration has been given to policies within the Black Country Core Strategy (2013); and the Dudley Borough Development Strategy (2017);

RECOMMENDATION

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

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
1867/20 rev B
1867/21 rev A
1867/22 rev B
1867/23
1867/24 rev B
1867/25 rev C
BALDS033-21 TPP Rev A
Tree Report
Reason: For the avoidance of doubt and to safeguard quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policies S8 (Conservation and Enhancement of Local Character and Distinctiveness) and S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy (2017) and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

3. No development excluding above ground demolition shall commence until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.
4. Where the approved risk assessment (required by condition 3 above) identifies contamination posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such contamination has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.
5. Following implementation and completion of the approved remediation scheme (required by condition 4 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.
REASON: To ensure that the risks associated with any contamination have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land and the NPPF.
6. No above ground development shall commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is first brought into use.
REASON: This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution and to comply with BCCS Policy ENV5 and DBDS Policy S5. (STWA)
7. Development shall not begin until a scheme for protecting residents in the proposed dwellings in the former Police Station with habitable rooms facing Gospel End Road and Vicar Street from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before occupation of the relevant permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development

REASON: In order to safeguard the amenities of the occupiers of the proposed dwellings and to comply with DBDS Policy D5.

8. Work shall not begin on the demolition and construction of the development until a method statement for the control of dust and emissions arising from the demolition and construction of the development has been submitted to and approved by the Local Planning Authority. All works which form part of the approved scheme shall be implemented throughout the construction and demolition phase of the development.

REASON: To minimise the impacts to air quality associated with the development and to protect the health and well being of residents in accordance with BCCS Policy ENV8 - Air Quality.

9. In order to minimise the impact of the development on local air quality, any gas boilers provided within the development must meet a dry NO_x emission concentration rate of <40mg/kWh.

REASON: To safeguard the air quality of the Borough which is an Air Quality Management Area in compliance with the Black Country Core Strategy Policy ENV8 and the adopted Air Quality SPD.

10. The electric vehicle charging points shall be installed in accordance with the approved plans and which shall be supplied with a 32 amp radial circuit prior to first occupation of the developments and shall be maintained for the life of the development.

REASON: In the interests of creating a sustainable form of development and to encourage the use of ultra-low emission vehicles in accordance with Policies ENV8 (Air Quality) and DEL1 (Infrastructure Provision) of the Black Country Core Strategy.

11. No development shall commence (excluding demolition, site clearance and initial ground works) until full details of the soft landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following first occupation of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for 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.

REASON: In order to make a positive contribution to place-making and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 - Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part). This detail is required pre commencement (excluding demolition, site clearance and initial ground works) as landscaping is integral to providing a high quality and sustainable development.

12. No above ground development shall commence until details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete

accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to make a positive contribution to place-making and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)

This detail is required as landscaping is integral to providing a high quality and sustainable development.

13. Notwithstanding the details shown in the submitted plans, no above ground development shall begin until large scale architectural drawings have been submitted to and approved in writing by the local planning authority of the proposed boundary treatment for enclosure of the site and also between the proposed plots illustrating their design, height, type and location. The development shall be carried out in complete accordance with the approved details, erected prior to the occupation of the development and be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To to safeguard quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policies S8 (Conservation and Enhancement of Local Character and Distinctiveness) and S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy (2017) and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

14. The development shall not be first occupied until details of the future management of the open space and any communal areas (excluding private gardens) which are not to be transferred to the Council have been submitted to and approved in writing by the Local Planning Authority. The open space and any communal areas shall thereafter be maintained and managed in accordance with the approved details for the life of the development.

REASON In order to make a positive contribution to place-making and provide a high quality open space is properly maintained in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part) and LR1 - Open Space

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any order revoking and re-enacting that Order), at no time during the life of the development shall the areas approved for landscaping be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON: To preserve the character and visual amenities of the area, in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and

Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part).

16. The development hereby approved shall be undertaken in complete accordance with the details contained within the submitted tree report and tree protection plan. Any variation or amendment of the submitted tree report and tree protection plan shall be approved in writing with the Local Planning Authority before implementation on site.

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and surrounding area in accordance with Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part).

17. All excavations to be undertaken within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations') of any existing trees on site shall be undertaken in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG Volume 4).

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and surrounding area in accordance with Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part)

18. The soil levels within the root protection zone of the retained trees are not to be altered, raised or lowered, without the prior written approval of the Local Planning Authority.

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and surrounding area in accordance with Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part)

19. 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 submitted to and agreed in writing by the Local Planning Authority. The replacement trees shall be provided in accordance with a time table to be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be retained for the life of the development.

REASON: To maintain the visual and environmental quality of the site and surrounding area in accordance with Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part).

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order revoking or re-enacting that Order with or without modification) no development referred to in Schedule 2 Part 1 Classes A, AA, B, C, D and G and Part 2, Class A; Part 3 Class L of that Order shall be carried out without the express grant of planning permission.

REASON: To protect the character of the conservation area, and in the interests

of highway safety and to comply with BCCS policies xx and xx, and DBDS policies xx and xx.

21. Prior to first occupation all redundant dropped kerbs should be replaced with matching full height kerbs and the adjacent Highway made good.
REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part)
and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.
22. No part of the development shall be occupied until visibility splays to the new access have been provided at the junction between the proposed means of access and the highway with an 'x' set back distance of 2.4m metres and a 'y' distance of 43 metres. No structure or vegetation exceeding 600mm in height above the adjoining highway shall be placed or allowed to grow within the visibility splay for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part)
and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.
23. Notwithstanding the details shown on the submitted plans, no above ground development shall commence to the new build dwellings or to the former Police Station until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the new build dwellings and extension hereby approved have been submitted to and approved in writing by the Local Planning Authority.
Key plans to cross reference the materials to the building facades will be required to clearly explain the use and type of material. A sample panel of the proposed brickwork measuring not less than 1m² shall be erected on site and approved in writing by the Local Planning Authority. The panel shall be retained on site for the duration of the development and thereafter new brick work shall only be constructed in accordance with these approved details.
Reason: To safeguard quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policies S8 (Conservation and Enhancement of Local Character and Distinctiveness) and S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy (2017) and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).
24. The materials to be used to the proposed extension to the former police station shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of the visual amenities of the area and to comply with BCCS Policies CSP4 - Place-Making and ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part).
25. No vent pipes, heating appliances, flues, air intake and extraction equipment terminals shall be installed at the former police station until details have been

submitted to and approved in writing by the Local Planning Authority of the location of all vent pipes, heating appliances, flues, air intake and extraction equipment terminals to the former police station in order to demonstrate that they will not have a detrimental impact on the appearance of the building. The scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.

Reason: To safeguard the quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policy S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

26. All new rooflights shall be of a conservation type and shall be installed flush with the roof slope.

Reason: To safeguard the quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policy S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

27. Notwithstanding the details shown on the submitted plans, no external windows and doors shall be installed (in the existing building or new build) until details of the windows and doors to be used in the external elevations (windows, doors) and their colour and finish have been submitted to and approved in writing by the local planning authority. Large scale architectural drawings at 1:1, 1:2 or 1:5 and samples of the sections and profiles of jambs, heads, cills and glazing bars together with their relationships to masonry apertures shall be provided. Development/works shall proceed in accordance with the agreed details and be retained for the lifetime of the development.

The external windows and doors and associated features installed on the building shall be in accordance with the approved details and shall not be replaced, except in accordance with the same approved details and without the prior written agreement of the local planning authority.

Reason: To to safeguard quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policies S8 (Conservation and Enhancement of Local Character and Distinctiveness) and S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy (2017) and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

28. The development hereby approved shall not be first occupied until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter be managed in accordance with the approved pan for the life time of the development.

REASON: In the interests of highway safety and to comply with DBDS Policy S16.

29. The cycle parking to the former police station shall be provided in accordance in the approved prior to the first occupation of the development.

REASON In the interests of sustainable transport and to comply with DBDS Policy S18.

30. No works of construction, levels changes, re-grading or other site clearance or infrastructure works involving ground disturbance shall begin until the developer

has secured the implementation of a programme of archaeological investigation (in the form of an archaeological watching brief) including appropriate provision for subsequent analysis, reporting and archiving in accordance with a written scheme of investigation (WSI) which has first been submitted to and approved in writing by the local planning authority. The WSI shall be undertaken in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for an archaeological watching brief. Following approval of the WSI all such works will be carried out in accordance with the agreed details.

REASON: The site as a whole is of potential archaeological significance and is identified to be an Archaeological Priority Area and as such it is important that in accordance with Policy S15 (Heritage Assets of archaeological interest, Scheduled Ancient Monuments and Archaeological Priority Areas) of the adopted Dudley Borough Development Strategy, the Council's Historic Environment SPD, ENV2 of the BCCS and paragraphs 194 and 205 of the NPPF that archaeological remains are recorded.

31. The development hereby approved shall not be occupied until details of an interpretation panel/commemorative blue plaque to be installed on the site have been submitted to and approved in writing by the local planning authority. The panel shall thereafter be installed in accordance with the approved details, and in accordance with a timetable to be submitted to and approved in writing by the local planning authority. The interpretation panel shall thereafter be retained for the lifetime of the development.

REASON: The development impacts upon heritage/archaeological assets and the provision of interpretive materials about these heritage assets is required, this is in full accordance with the Council's Planning Obligation SPD and Historic Environment SPD but also in accordance with Policy 24 (Archaeological Priority Areas) of the adopted Dudley Area Action Plan and Policy S15 (Heritage Assets of archaeological interest, Scheduled Ancient Monuments and Archaeological Priority Areas) of the adopted Dudley Borough Development Strategy and ENV2 of the BCCS and Para 205 of the NPPF.

32. Only alterations detailed and specified in this application will be permitted. All other existing fabric to the exterior of the former Police Station shall be afforded adequate protection against damage or unauthorised removal at all times throughout the construction process.

Reason: To safeguard the quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policy S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

33. Notwithstanding the details shown in the submitted plans, no above ground development shall begin until large scale architectural drawings have been submitted to and approved in writing by the local planning authority of the proposed new security gates illustrating their design, component size, technical specification, material, RAL colour and finish and how they will be attached to the existing gate posts or inserted into the existing boundary wall

.Reason: To safeguard the quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policy S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy and Policy ENV 2

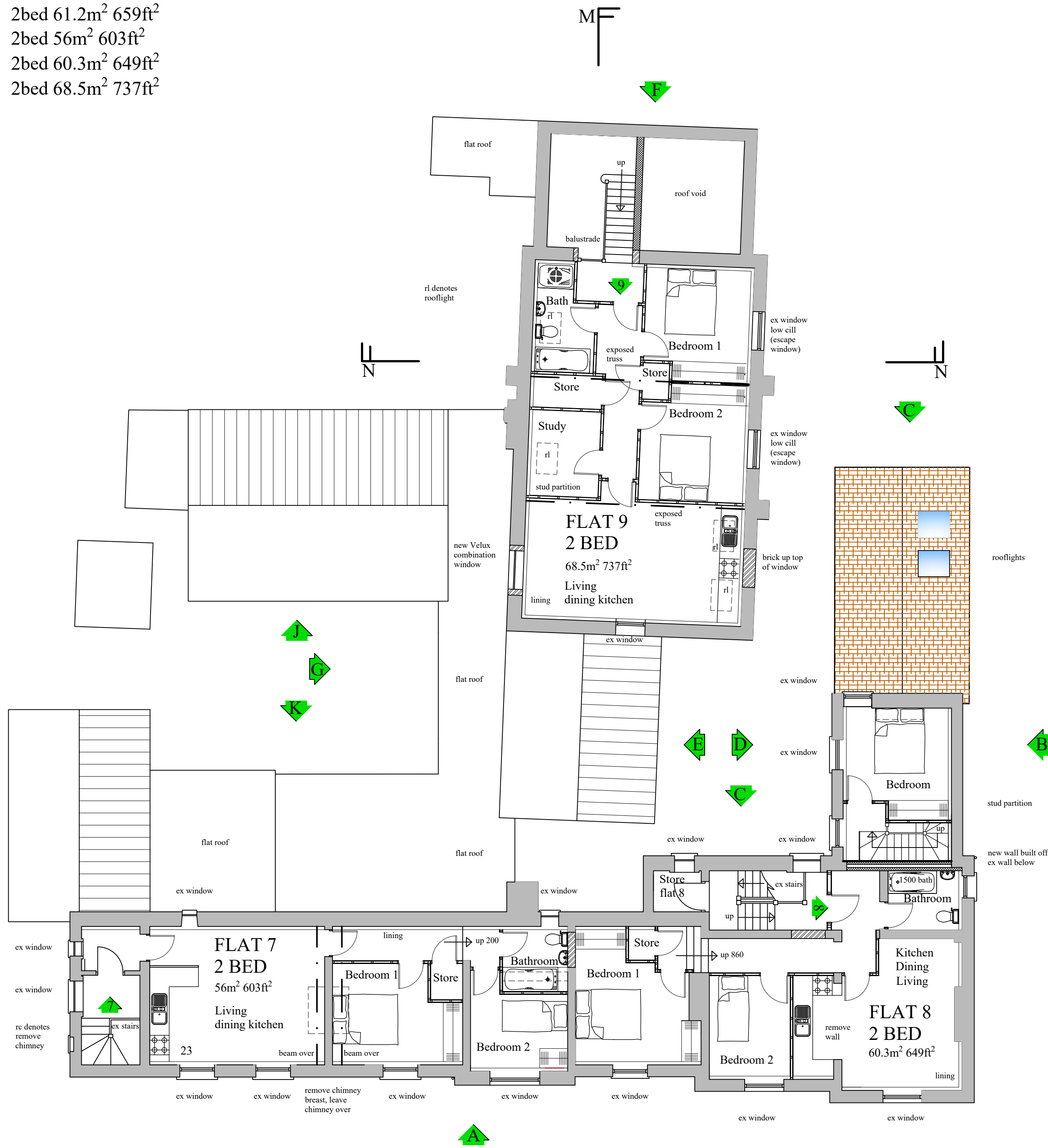
(Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

34. Condition 7 will not be discharged until an audit has been undertaken on all the historic windows and details have been submitted to and approved in writing by the Local Planning Authority on their repair and finish and their treatment in respect of upgrading with internal secondary glazing where necessary. The scheme shall be implemented in accordance with the approved details and retained for the lifetime of the development.

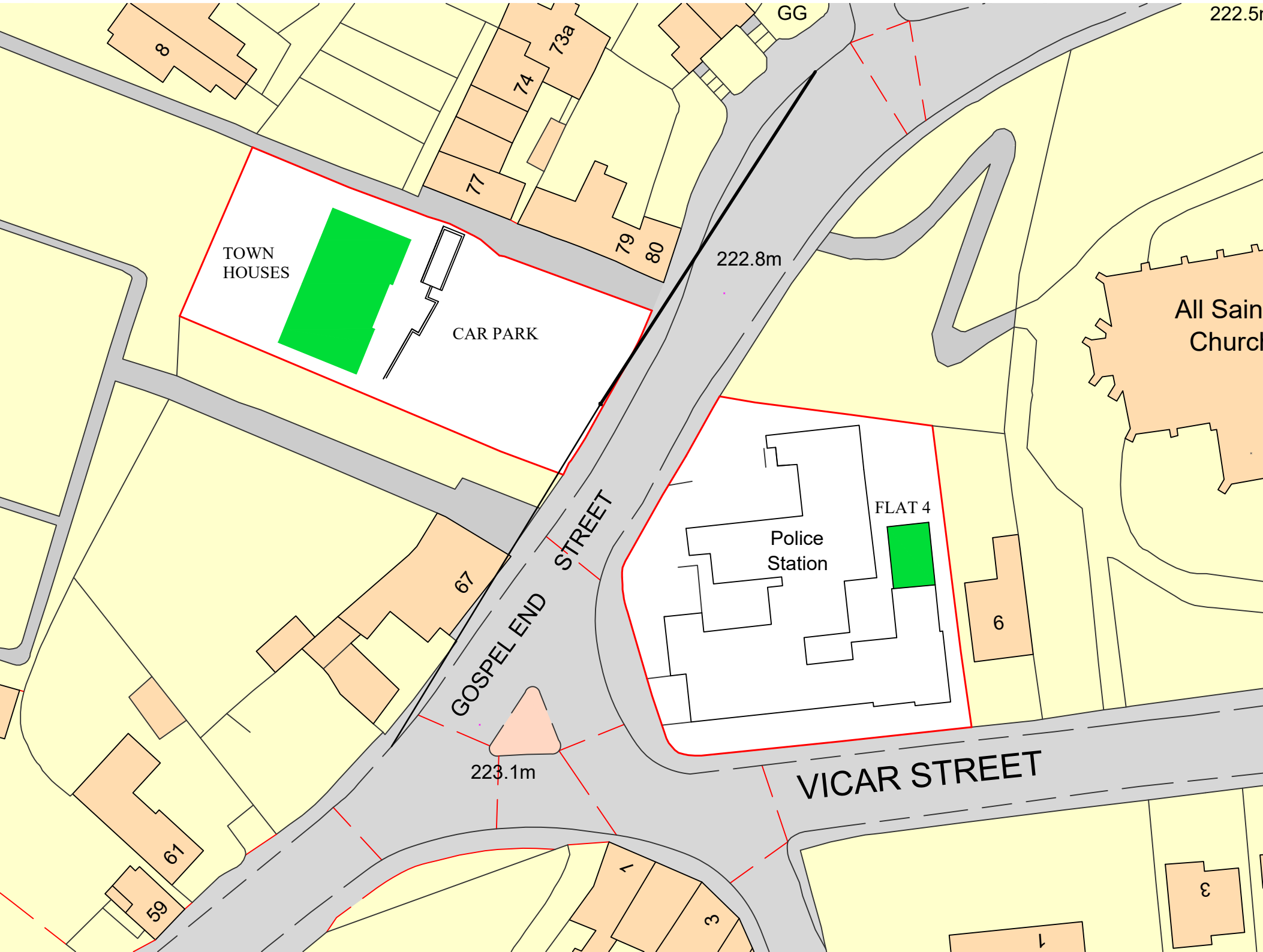
Reason: To safeguard the quality and visual appearance of the All Saints Sedgley Conservation Area in accordance with Policy S9 (Conservation Areas) of the adopted Dudley Borough Development Strategy and Policy ENV 2 (Historic Character and Local Distinctiveness) of the Black Country Core Strategy (2011).

Schedule of flat types

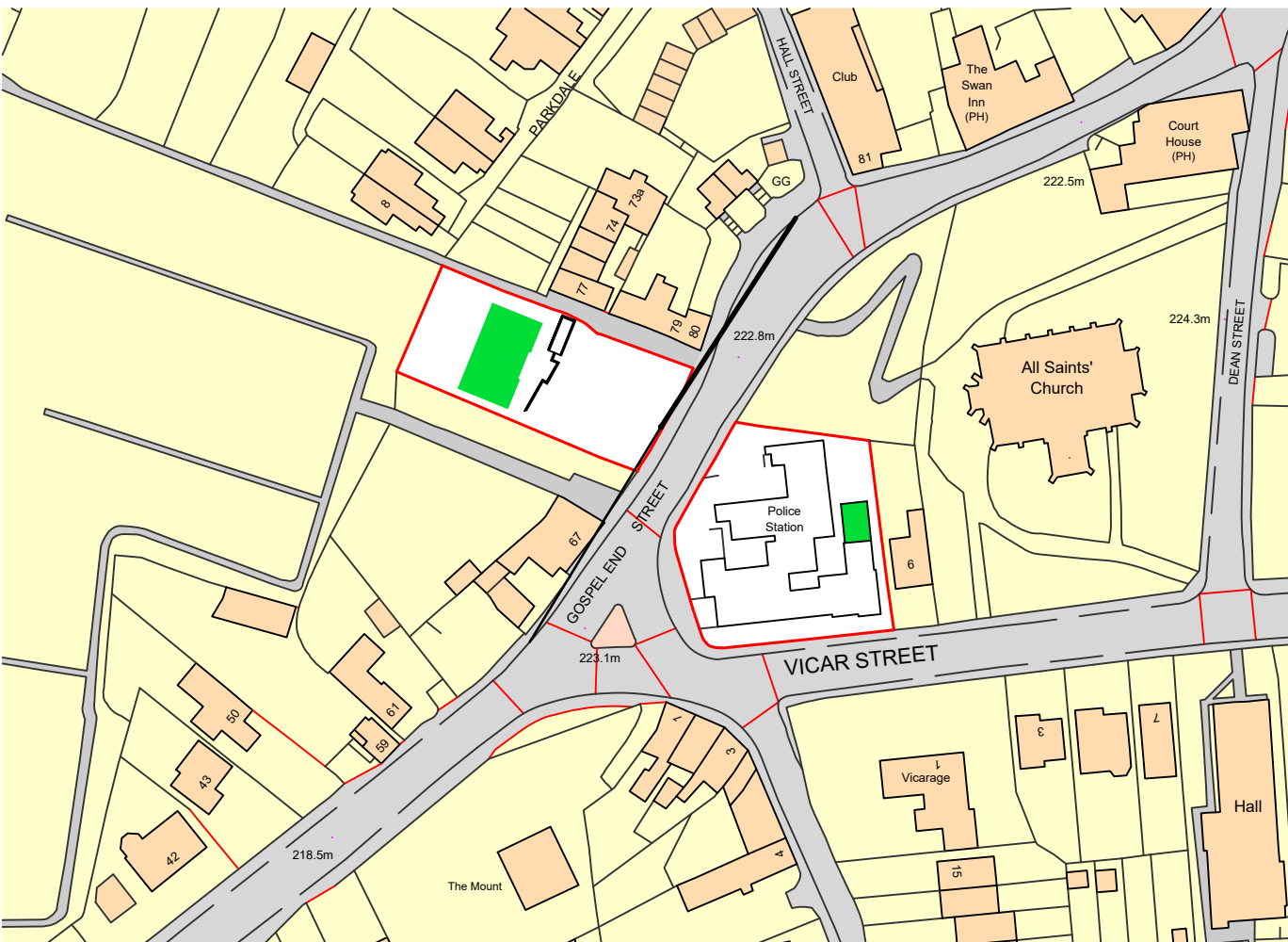
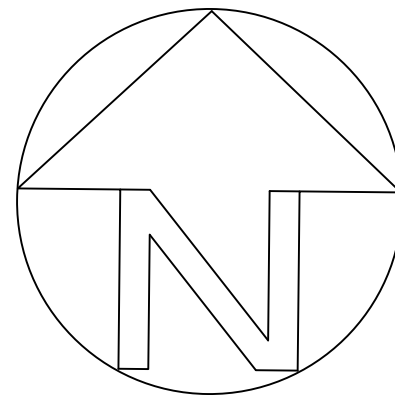
- Flat 1 2bed 64m² 688ft²
- Flat 2 1bed 53.7m² 578ft²
- Flat 3 2bed 58.8m² 632ft²
- Flat 4 1bed 51.6m² 555ft²
- Flat 5 2bed 98m² 1054ft²
- Flat 6 2bed 61.2m² 659ft²
- Flat 7 2bed 56m² 603ft²
- Flat 8 2bed 60.3m² 649ft²
- Flat 9 2bed 68.5m² 737ft²



FIRST FLOOR PLAN scale 1:100



BLOCK PLAN scale 1:500



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LOCATION PLAN scale 1:1250

Rev A Feb 2022 planning revisions

Project Name
Former police station
Vicar Street
Dudley
DY3 3SD

Drawing Name
First floor plan location plans
Planning

AEC
Architectural & Engineering Consultants
AEC
59 Pave Lane
Chetwynd Aston
Newport
Shropshire
TF10 6LQ

Telephone: 01952 812220
Fax: 01952 811130
E-Mail: aecconsultants@btconnect.com

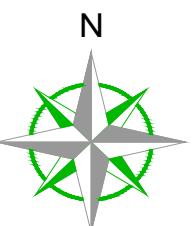
Scale 1:100 1:500 1:1250 @ A1 Date October 2021

Drawn by Checked by

Plot Date

Drawing No. 1867/21 Revision A

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Station Information:

| Station | Easting (m) | Northing (m) | Level (m) |
|---------|-------------|--------------|-----------|
| S1 | 391691.204 | 293621.968 | 223.251 |
| S2 | 391686.068 | 293588.953 | 224.215 |
| S3 | 391708.559 | 293633.228 | 222.755 |

OS Note:
The Ordnance Survey title is to be used as a guide only.
OS Buildings Surveyed Buildings
This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).
A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.
The survey has been correlated to this point and a further one or more OSGB36(15) points established to create a true O.S. bearing for angle orientation.
No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.
Please refer to Survey Station Table to enable establishment of the on-site grid.

Building Survey Legend:

| | |
|----------------------|--|
| SH: 1.00 | Sill Height from FFL |
| HHT: 2.12 | Head Height from FFL |
| SL: 51.03m | Sill Level from defined datum |
| HL: 52.82m | Head Level from defined datum |
| Susp. CH: 2.00 | Suspended Ceiling Height from FFL |
| Struct. CH: 3.00 | Structural Ceiling Height from FFL |
| Susp. Ceil: 30.00m | Suspended Ceiling Level from datum |
| Struct. Ceil: 31.00m | Structural Ceiling Level from datum |
| IFL: 100.00m | Internal Floor Level (General) |
| +100.00m | Internal Floor Level (Specific) |
| | Insertion Point for overlay drawings of other floors or details. |

Incoming Services

| | |
|--|-------|
| | Gas |
| | Water |

Topographical Survey Legend:

| | | | |
|--|-----------|----------------------|---------------------------|
| | Building | Incineration chamber | Boil |
| | Road | Gas line | Boiler |
| | Fence | Gr | Brick |
| | Manhole | Gy | Gully |
| | Light | Bg | Back gully |
| | Sign | Grp | Gravel |
| | Boundary | Pl | Plastic pipe |
| | Road | Pls | Plastic pipes along gully |
| | Drain | M | Manhole |
| | Gully | WL | Water level |
| | Valve | FR | Flow front |
| | Well | L | Lamp post |
| | Pit | TP | Topographic point |
| | Trench | TH | Threshold level |
| | Ditch | BN | Boneline |
| | Stream | EL | Elevation |
| | River | ST | Street |
| | Lake | Chw | Channel |
| | Marsh | T | Traffic |
| | Moorland | Wm | Water meter |
| | Heath | W | Well |
| | Woodland | AW | Air valve |
| | Parkland | UCU | Unidentified construction |
| | Grassland | CP | Catchment |
| | Arable | R | Roofing edge |
| | Cereal | LI | Linear location |
| | Hedge | CPH | Catchment point |
| | Ditch | Mk | Marker post |
| | Drain | G | Gully |
| | Gully | GM | Gas meter post |
| | Valve | St | Street |
| | Well | | |



ELEVATION A fronting Vicar Street scale 1:100



ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F

Rev B Feb 2022 planning revisions
Rev A Feb 2022 planning revisions

Project Name
Former police station
Vicar Street
Dudley
DY3 3SD

Drawing Name
Elevations as proposed sheet 1
Planning

AEC
Architectural & Engineering Consultants
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59 Pavle Lane
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TF10 9LQ

Telephone: 01952 812220
Fax: 01952 811130
E-Mail: aecconsultants@btconnect.com

Scale Date
1:100 @ A1 October 2021

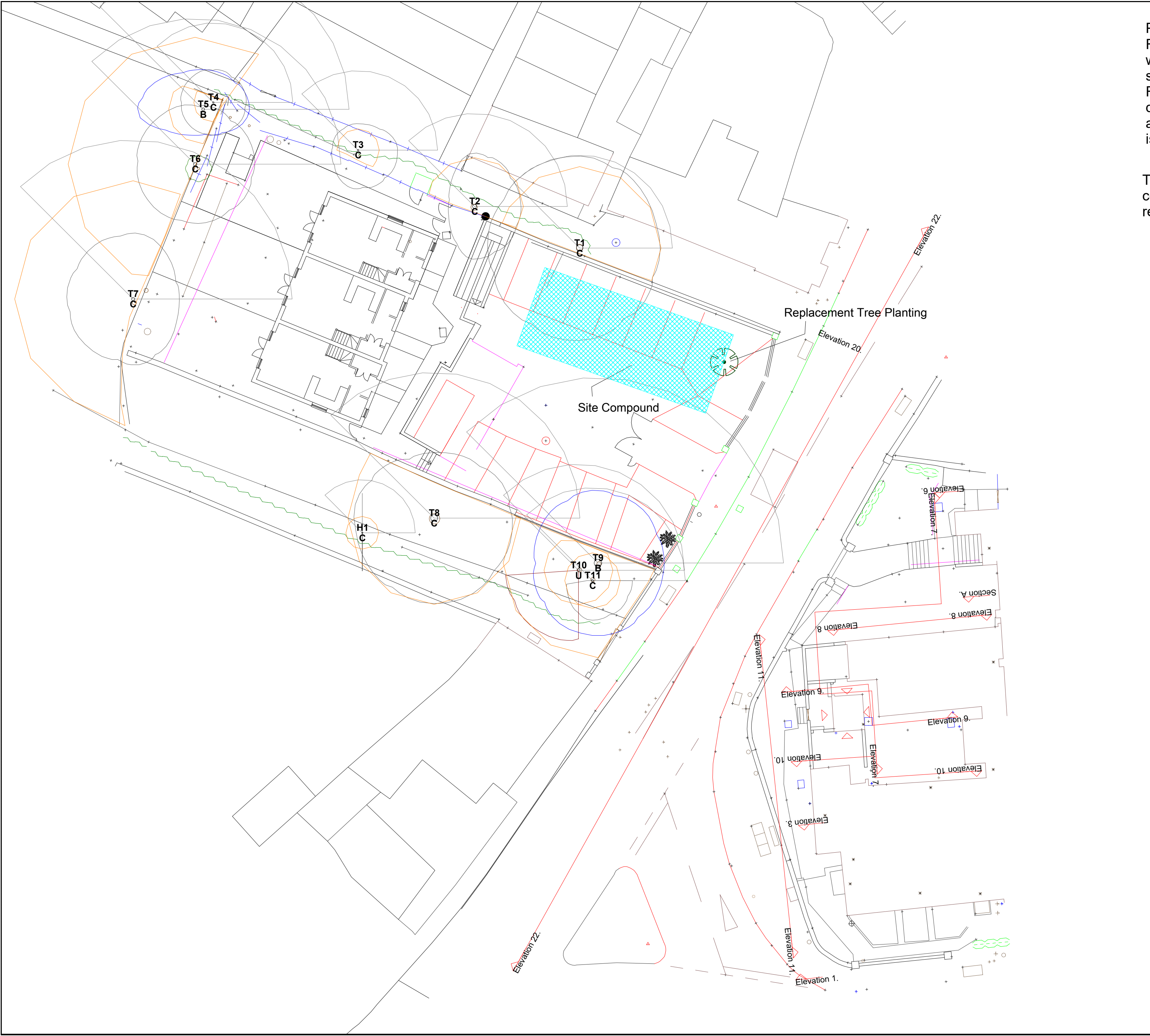
Drawn by Checked by

Plot Date

Drawing No. Revision
1867/22 B

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AutoCAD reference:



PROTECTIVE FENCING
Fencing must comprise of 2 meterhigh weldmesh panels supported on a driven scaffold frame to prevent movement. Fencing must be installed prior to any demolition or development activity on site and remain in situ until all activity is completed and cleared.

The Original of this plan was produced in colour a monochrome copy should not be relied upon

 Replacement Tree Planting

 Site Compound

 Protective Fencing

 Crown Spread

 Root Protection Area

 Shading Arc

 Category 'A'

 Category 'B'

 Category 'C'

 Category 'U'




Braemar Arboriculture Ltd
Tel: 07749 068624
Email: braemaraarbld@gmail.com

Tree Protection Plan
Former Police Station, Dudley

SCALE :
1 : 200 @ A2

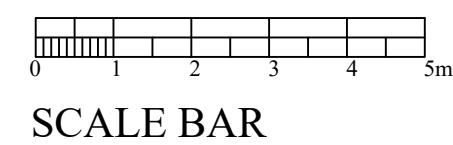
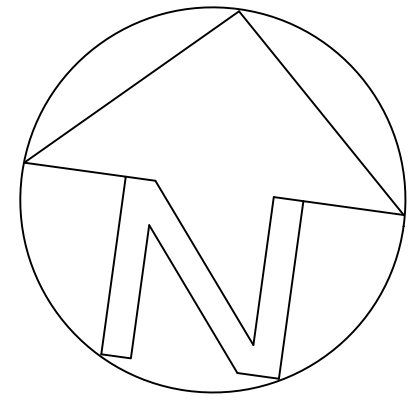
DATE :
27/11/2021

MAP FILENAME :
BALDS033-21 TPP, Rev A



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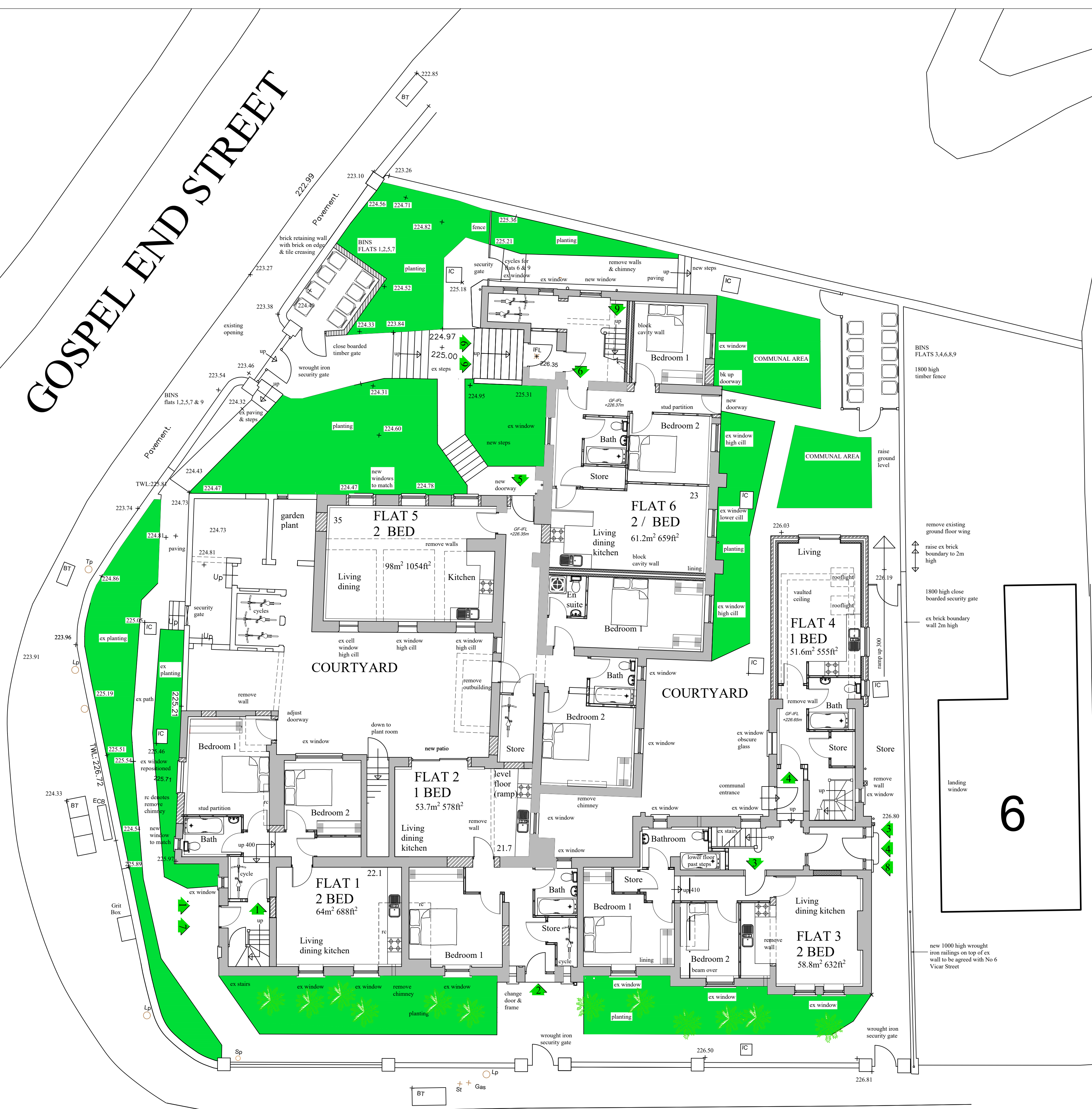
GOSPEL END STREET



SCALE BAR

GROUND FLOOR PLAN scale 1:100

VICAR STREET



Rev B Feb 2022 planning revisions

Rev A November scale bar added

Project Name

Former police station
Vicar Street

Dudley
DY3 3SD

Drawing Name

Ground floor plan police station
Planning

AEC

Architectural & Engineering Consultants

AEC

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E-Mail: aecconsultants@btconnect.com

Scale

1:100 @ A1

Date

October 2021

Drawn by

Checked by

Plot Date

Drawing No.

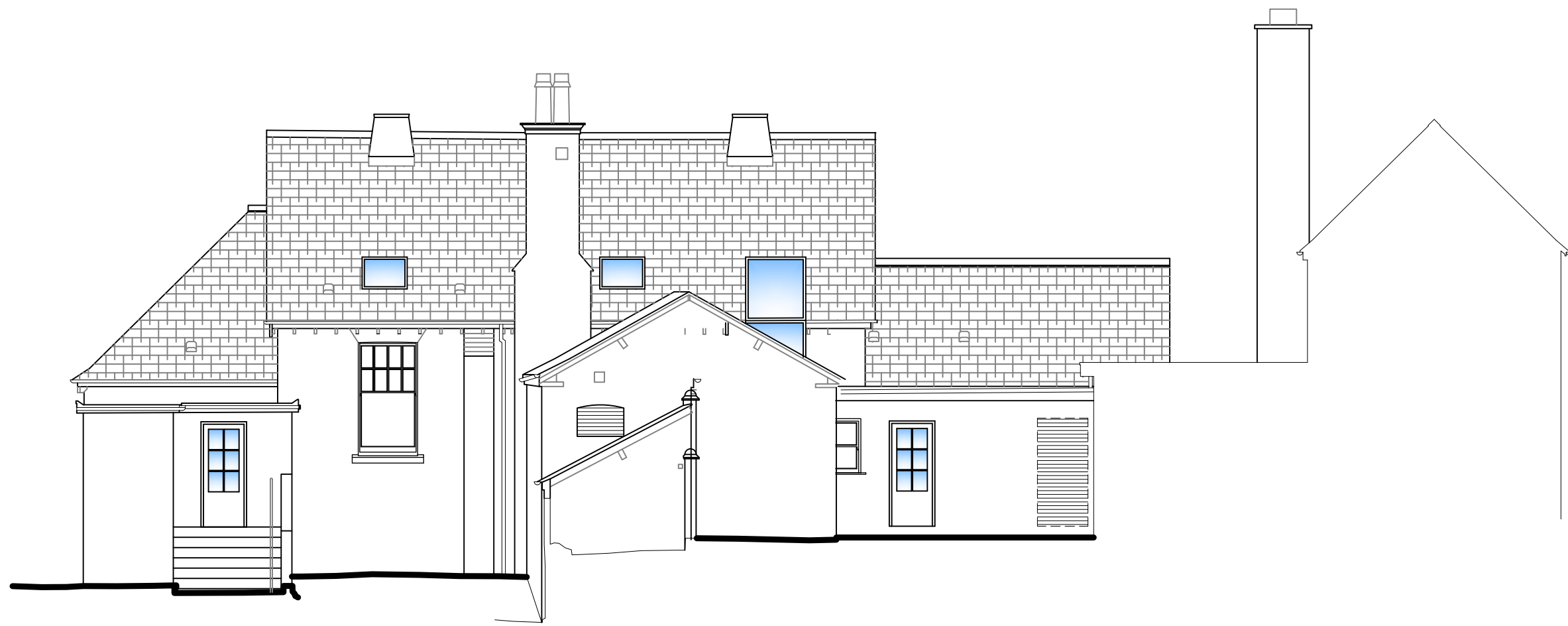
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Revision

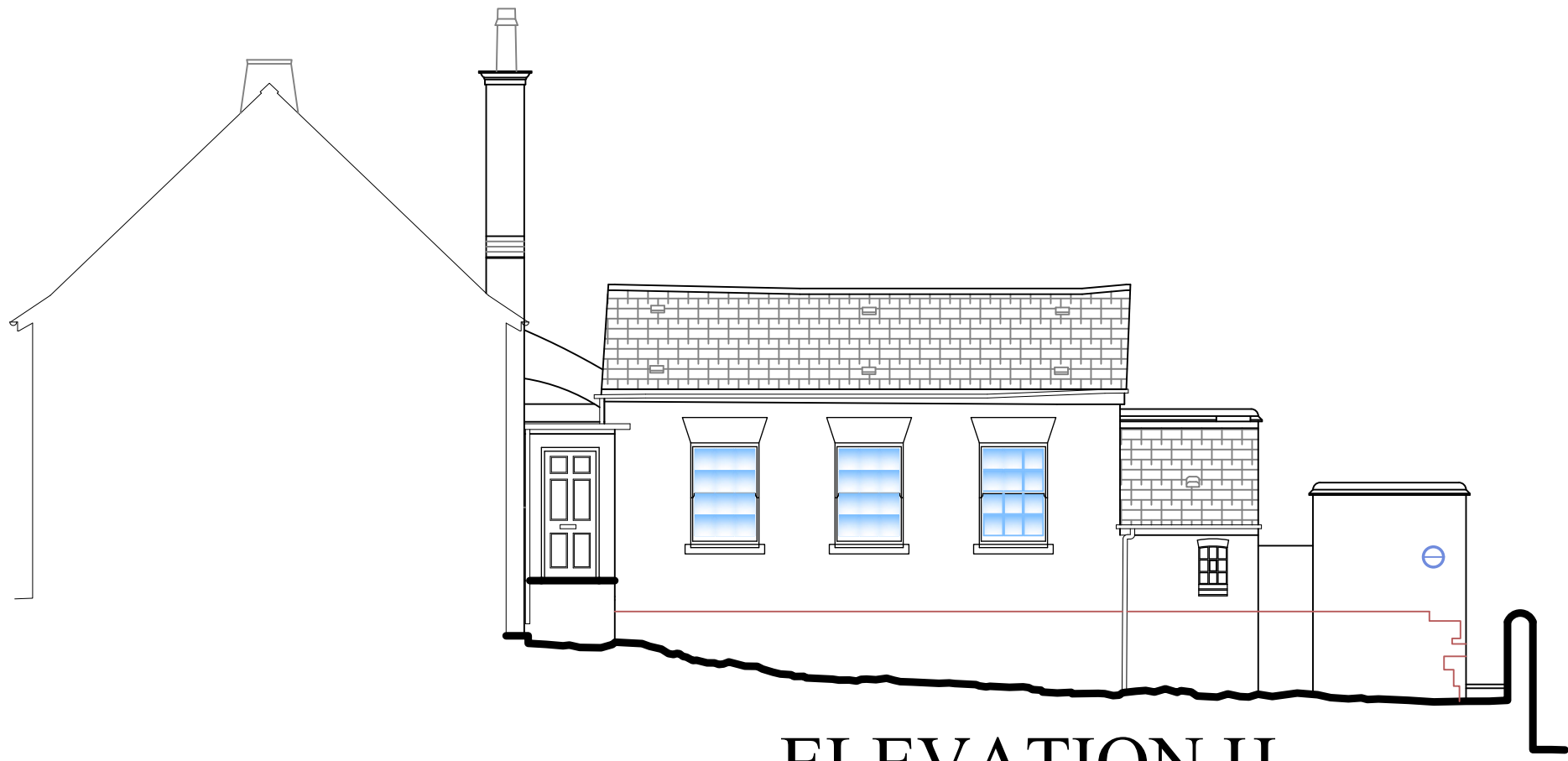
B

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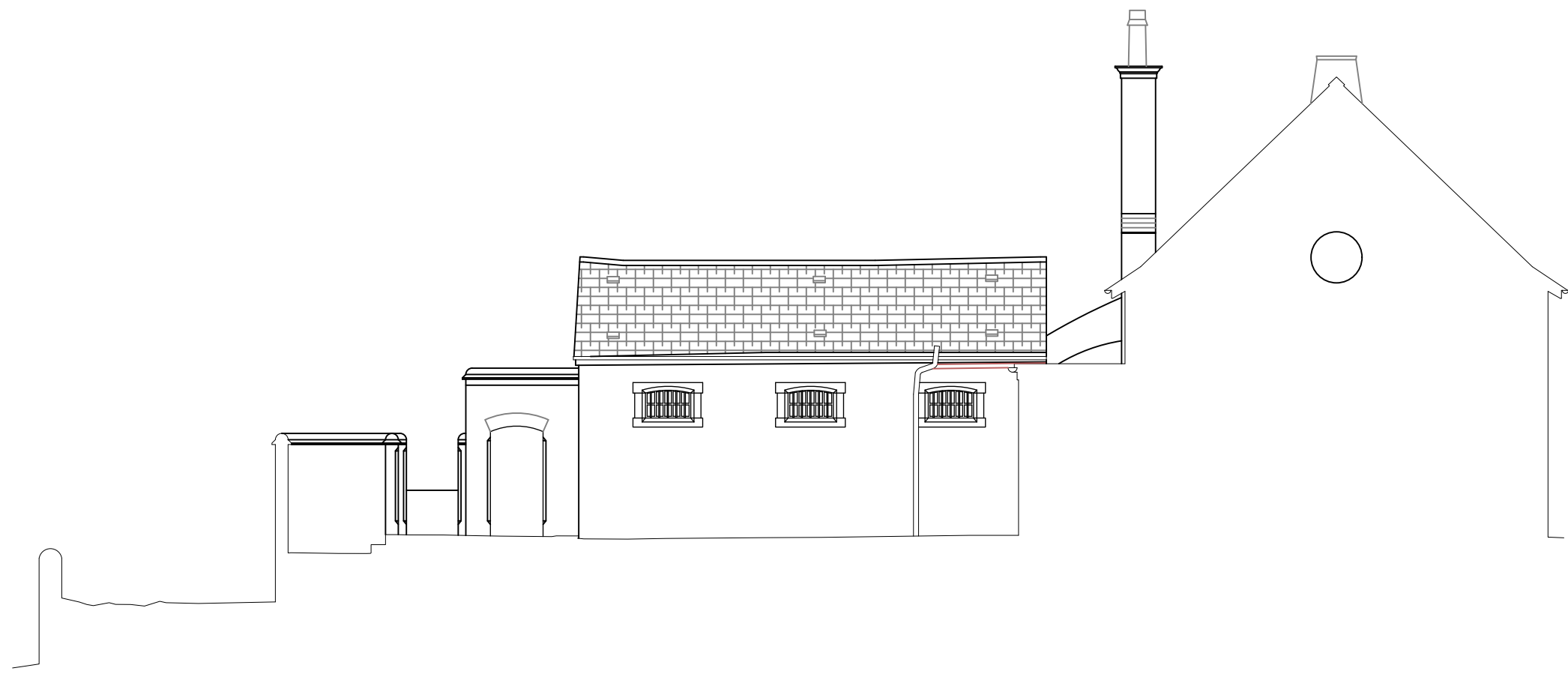
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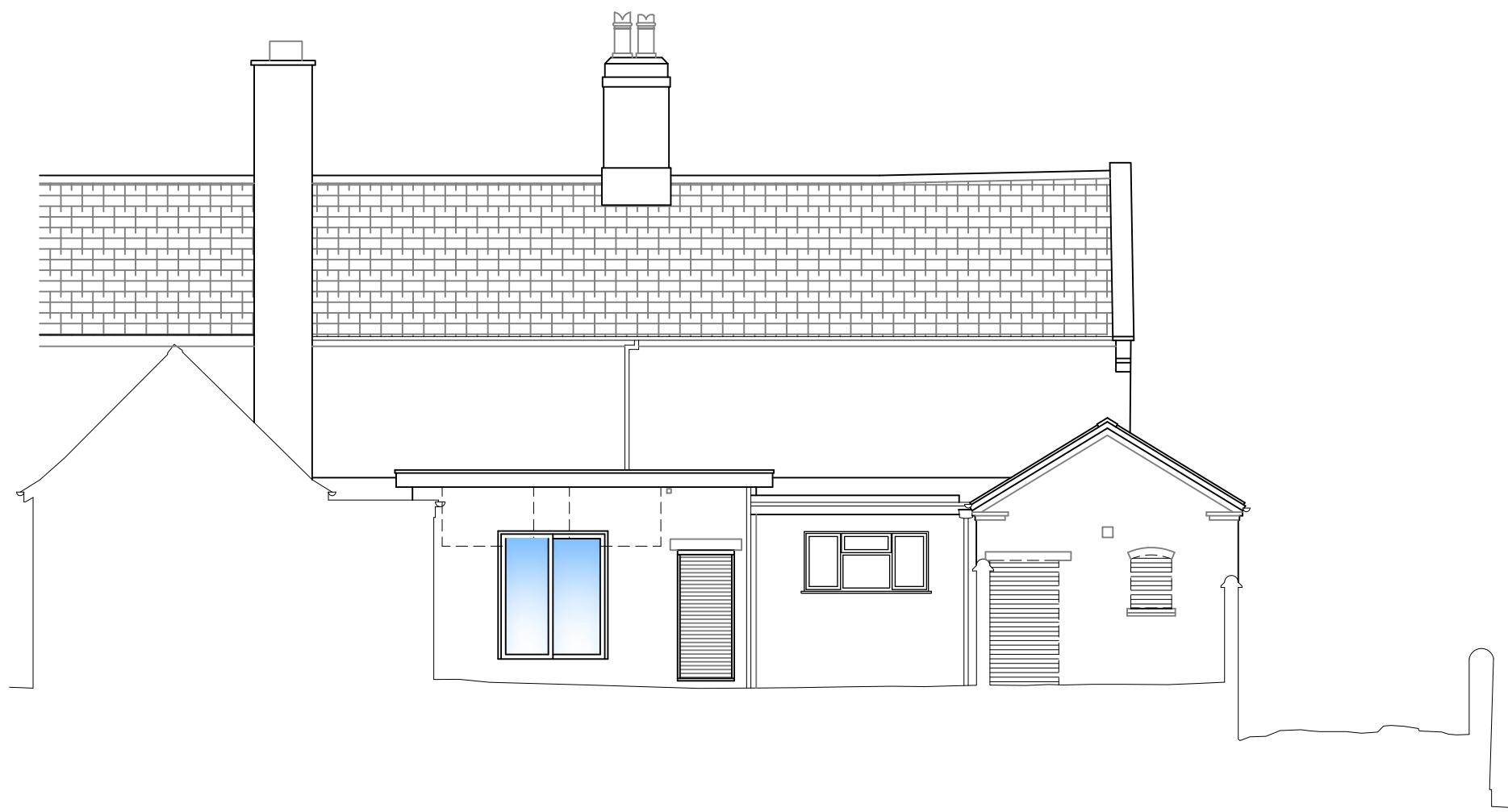
ELEVATION G



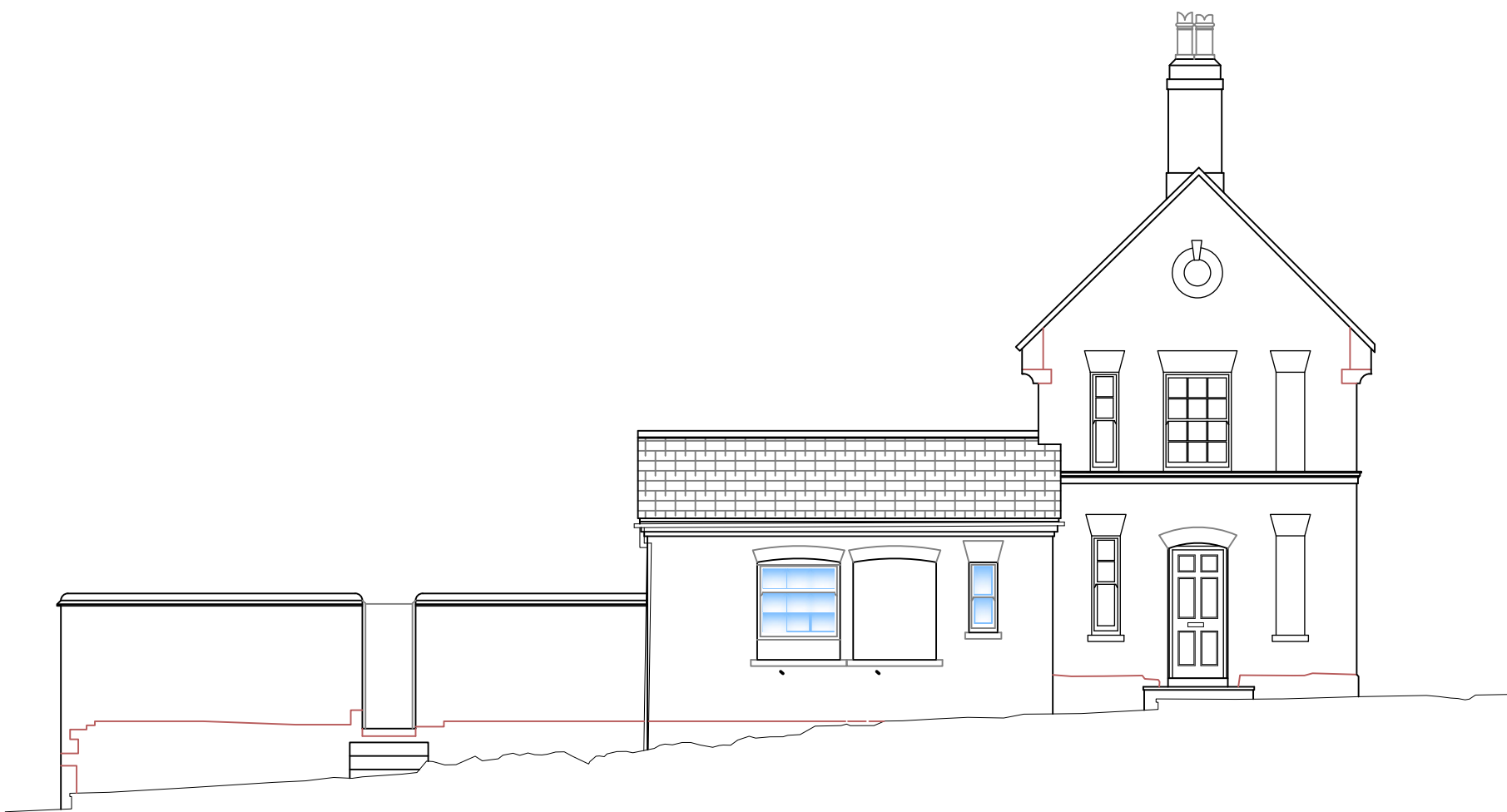
ELEVATION H



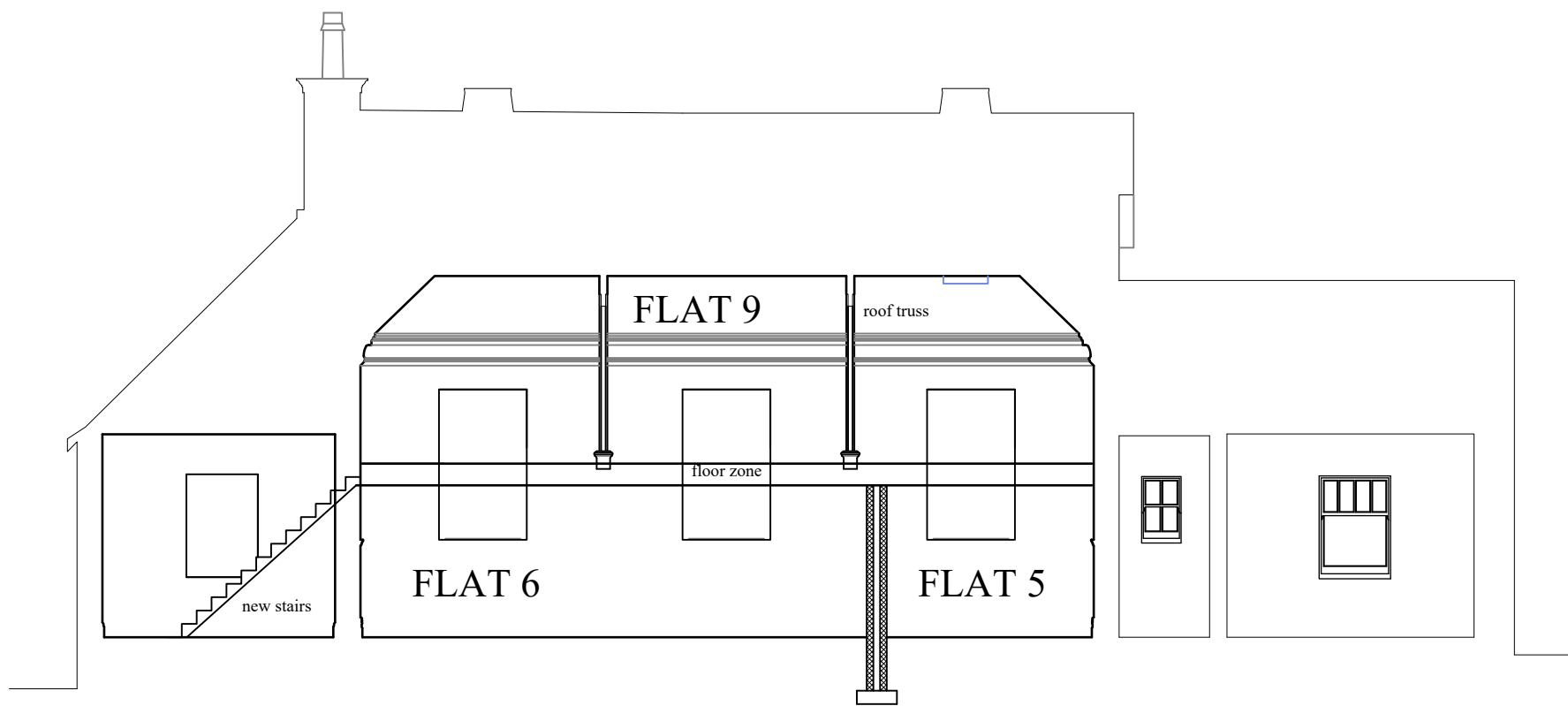
ELEVATION J



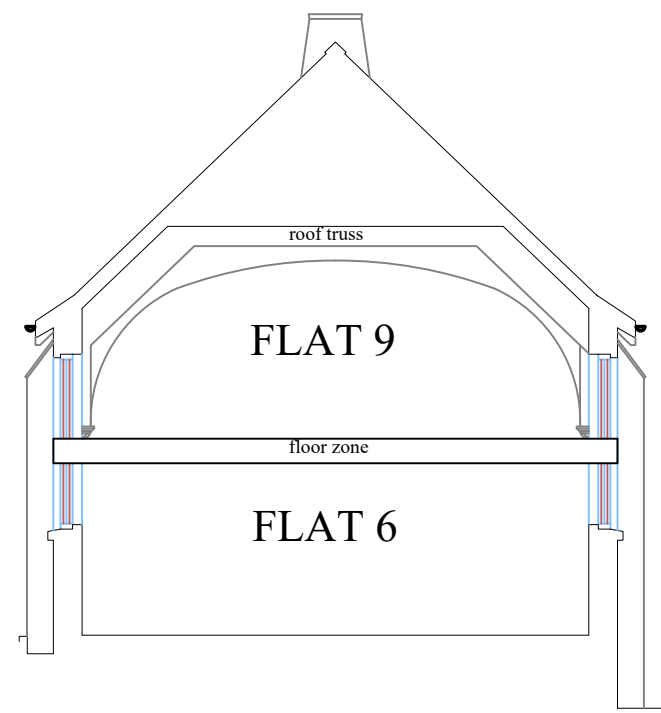
ELEVATION K



ELEVATION L



CROSS SECTION M



CROSS SECTION N

Project Name
Former police station
Vicar Street
Dudley
DY3 3SD

Drawing Name
Elevations as proposed sheet 2
Planning

AEC
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Plot Date:

Drawing No. 1867/23 Revision:

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AutoCAD reference:



SITE PLAN scale 1:100
Former parking area

Rev B Feb 2022 planning revisions
Rev A Feb 2022 planning revisions

Project Name
Former police station
Vicar Street
Dudley
DY3 3SD

Drawing Name
Site plan new houses
Planning

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Architectural & Engineering Consultants

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Plot Date

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1867/24 **B**

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