

PLANNING APPLICATION NUMBER: P07/2345

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	The Diocese of Worcester
Location:	ST THOMASS VICARAGE, KING STREET, DUDLEY, DUDLEY, WEST MIDLANDS, DY2 8QB
Proposal	CHANGE OF USE FROM VICARAGE AND APARTMENTS TO OFFICES B1(A).
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The site comprises a large detached building built in the 1920's. The building has been altered internally and externally but the main fabric of the building largely remains in its original arts and crafts style. Internally the building has been divided vertically so that the one half is used as a vicarage and the other half as committee/office rooms associated with the church and a residential apartment. The building has a basement comprising a garage, boiler room and store.

2. The total internal floorspace of the building measures 445m². The building lies within the grounds of St Thomas's Church, a Grade II* Listed Building and is situated within the Dudley Town Centre Conservation Area. The vicarage occupies a corner plot with Vicar Street and King Street. The site is enclosed by a high boundary wall and the church sits at a higher level than the associated vicarage building. The site contains limited off street parking facilities with a small forecourt area suitable for no more than two vehicles and a garage being located adjoining the eastern boundary of the building and accessed via Vicar Street.

3. In terms of surrounding land uses, the site is boarded on its western boundary by a public house with St Thomas's Church abutting its northern boundary. To the east is

the former Co-op store, which continues to be in retail use and to the south is Dudley Education and Training Centre.

PROPOSAL

- The proposal seeks the change of use of the building into offices (B1a). The change of use would result in the creation of 389m² of office floorspace. Minor internal and external alterations are proposed in order to facilitate the conversion including the removal of a section of stud partitioning on the first floor and the demolition of the existing porch on the southern elevation and its replacement with a small hipped-roof porch. The porch would be 1.8 metres wide by 1 metre deep and would be 3.5 metres high.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P07/2346	Listed Building Consent for the removal of a stud partition and the erection of a porch for a change of use to offices	Approved with conditions	04/02/08

PUBLIC CONSULTATION

- The application was advertised by way of neighbour notification letters being sent to the occupiers of eleven properties within close proximity to the site. The latest date for comments was the 21st January 2008. One letter of objection has been received raising the following material planning concerns:

- Loss of parking for the vicar at the church

OTHER CONSULTATION

6. Group Engineer (Development): No objections subject to the provision of cycle parking and a contribution towards transport infrastructure improvements.
7. Head of Public Protection: No adverse comments.

RELEVANT PLANNING POLICY

- Unitary Development Plan
 - CR5 Regeneration and Development of Centres
 - DTC2 (VIII) Block 9 – Upper High Street/Top Church
 - HE4 Conservation Areas
 - HE6 Listed Buildings
 - AM14 Parking
 - DD7 Planning Obligations
- 8. The site is not designated for any particular use falls within the curtilage of a Grade II* listed building (St Thomas's Church) and is situated within the Dudley Town Centre Conservation Area.
 - Supplementary Planning Document(s)
 - Parking Standards and Travel Plans
 - Planning Obligations
 - Regional Spatial Strategy
 - QE3 Creating a high quality built environment for all
 - National policy documents
 - PPG15 Planning and the Historic Environment

ASSESSMENT

Key Issues

- Principle
- Impacts on Listed Building and Conservation Area
- Parking
- Planning Obligations

Principle

9. The site is situated within Dudley town centre which given the role of Dudley as the strategic and established centre within the Borough remains the primary focus for office development along with retail, commercial, entertainment, leisure and hotel uses. Office use is acceptable within this particular town centre location and would contribute towards the regeneration of the town centre as well as facilitating the continued use of a historic building in accordance with Policies DTC2 (VIII) – Block 9 and CR5 of the Adopted Dudley Unitary Development Plan

Impacts on Listed Building and Conservation Area

10. The internal alterations to the vicarage would be minimal. The demolition of the existing porch and its replacement with a brick built porch with a pitched roof would improve the external appearance of the building since the existing porch is of a poor design and has no regard to the architectural style of the building. Listed Building Consent has already been granted for these works being satisfied that the proposals would not affect the setting of the church, would not have a detrimental impact on the historic integrity of the vicarage and would enhance the appearance of the Conservation Area thereby being compliant with Policies HE4 and HE6 of the Adopted Dudley Unitary Development Plan (2005).

Parking

11. Group Engineer (Development) raises no objections to the proposals in terms of its impact on the potential loss of parking associated with the church or the change of

use of the building into offices. The maximum parking requirement for the development would be 8 parking spaces, 2 parking spaces would remain. The provision of 2 parking standards is acceptable given the sites location within the town centre and being within close proximity to a number of public car parks that would provide suitable off street parking provision for employees. The proposals are in accordance with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

Planning Obligations

12. It is important that any new development provides for its infrastructure requirements and does not lead to a loss of capacity in the availability of infrastructure to those living/working within close proximity of sites. In accordance with Policy DD7 of the Adopted Dudley Unitary Development Plan (2005) and the Planning Obligations SPD, this proposal attracts a requirement for a commuted sum to be paid towards improvements to transport infrastructure. This can be dealt with by way of a legal agreement and amounts to a total sum of £1,191.01.

CONCLUSION

13. The proposals would result in the creation of additional office floorspace within a town centre location that would help strengthen the role of Dudley as one of the main strategic centres within the Borough and contribute towards the regeneration of the town. The proposals would also secure the long-term use and therefore maintenance of a listed building that would help to contribute towards the enhancement of the Dudley Town Centre Conservation Area. The proposed development would have access to sufficient parking spaces in the form of town centre car parks and the scheme would secure transport infrastructure improvements in accordance with Policy DD7 (Planning Obligations) of the Adopted Dudley Unitary Development Plan (2005).

RECOMMENDATION

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

- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the delivery of transport infrastructure improvements has been submitted to and agreed in writing by the Local Planning Authority.
- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary.

Reason for approval

The proposal would result in the creation of additional office floorspace within a town centre location that would help strengthen the role of Dudley as one of the main strategic centres within the Borough and contribute towards the regeneration of the town. The proposals would also secure the long-term use and maintenance of a listed building that would help contribute towards the enhancement of Dudley Town Centre Conservation Area. The proposed development would have access to sufficient parking spaces in the form of town centre car parks and the scheme would secure transport infrastructure improvements in accordance with Policy DD7 (Planning Obligations) of the Adopted Dudley Unitary Development Plan (2005).

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.

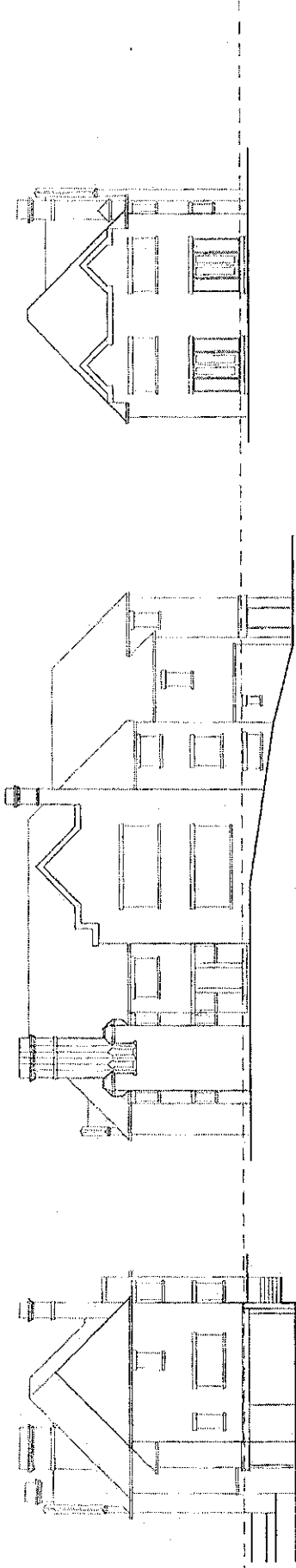
Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans numbered 007/5296/01 and 007/5296/02 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 materials used on the elevations and roof of the porch hereby permitted shall closely match in type, colour and texture those used on the original building unless otherwise agreed in writing with the Local Planning Authority.
3. Prior to the commencement of development details shall be submitted to and approved in writing showing the location and design of cycle parking. Following approval of the cycle parking scheme, it shall be implemented in accordance with the approved details and retained for the lifetime of the development.

EXISTING FLOOR PLANS

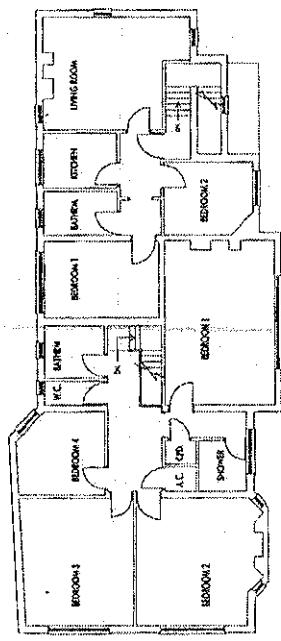


SOUTH WEST ELEVATION

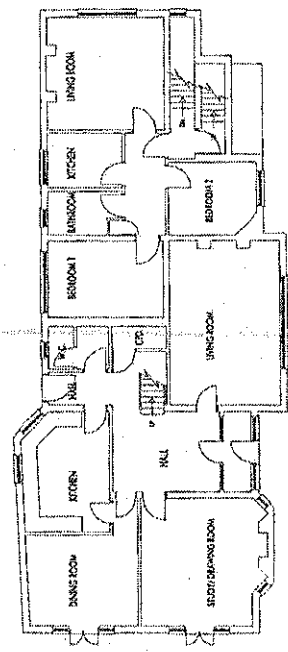
SOUTH EAST ELEVATION

NORTH WEST ELEVATION

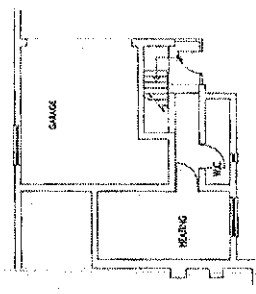
NORTH EAST ELEVATION



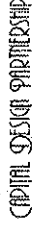
FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN


CAPITAL DESIGN PARTNERSHIP
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW: WWW.CAPITALDESIGNPARTNERSHIP.COM

EXISTING FLOOR PLANS - ST THOMAS'S CHURCH VICARAGE - KING STREET/HIGH STREET - DUDLEY

