

## **PLANNING APPLICATION NUMBER:P12/0435**

Type of approval sought	Full Planning Permission
Ward	St. James's
Applicant	Mr Rupert Dugdale, Dudley Metropolitan Borough Council
Location:	<b>26, PRIORY STREET, DUDLEY, WEST MIDLANDS, DY1 1HA</b>
Proposal	<b>CHANGE OF USE TO A2 (FINANCIAL AND PROFESSIONAL SERVICES). ELEVATIONAL CHANGES TO INCLUDE REPAIRS TO BRICKWORK AND ROOF AND NEW WINDOWS AND DOORS. REPLACE BOUNDARY WALL WITH NEW GATE OPENING TO PROVIDE SEPARATE ACCESS TO HOLLOWAY CHAMBERS</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

- 1 The application property, No.26 Priory Street (Elizabeth House) was last used as a shop (Use Class A1) although historically it was used as a dwelling relating to the former fire station next door (the former Carvers Cafe). The building which a mostly two storey is finished in red brick with terracotta detailing, like the former Carvers Cafe and Holloway Chambers either side of the application site.
- 2 To the rear of the site are a number of disused outbuildings which may have historically related to the former adjacent fire station.
- 3 The area surrounding the site is mixed in character with residential properties located on the opposite side of Priory Street alongside other commercial or former commercial uses.
- 4 The site is located with the Dudley Town Centre Conservation Area.

## PROPOSAL

- 5 This application is for the Change of use of the building from retail (Use Class A1) to financial and professional services (Use Class A2). The proposal also includes changes to the external elevations that would include repairs to the brickwork and roof and the insertion of new windows and doors. A replacement boundary wall with a new gate that would provide separate access to Holloway Chambers which adjoins the building is also proposed.
- 6 The application relates to the ongoing regeneration of the town centre and its conservation area, as part of the Townscape Heritage Initiative (THI).

## HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
DY/59/43	Change Of Use Of Existing Dwelling House Into Offices And Accommodation.	Granted	19/01/1959
DY/59/270	Conversion Of Dwelling Into Offices.	Granted	28/05/1959
88/50196	Outline Application For Town Centre Refurbishment Partial Redevelopment And Consolidation.	Granted	31/03/1988
96/50705	Change Of Use From Driving School Booking Office To Alternative Health Centre And Retail Outlet For Associated	Granted	19/06/1996
99/51816	Demolition Of Existing Buildings And Erection Of 4-Storey Building Comprising Shops And Cafe On Ground Floor 16 Flats	Withdrawn	29/05/2002
P08/0223	Change of use from offices to Professional tutoring service	Granted	30/04/2008

	(after school tutoring for children age 5 - 16) (D1)		
P11/0352	Change of use from A1 to mixed use (sui generis) and refurbishment and elevational changes	Granted	11/05/11

- 7 It is not believed that P08/0223 has been implemented.
- 8 Planning application P11/0352 also related to the adjoining Holloway Chambers. This permission has not been implemented.

## **PUBLIC CONSULTATION**

- 9 Notification letters were sent to the occupiers of 40 neighbouring properties and the application was advertised with a site notice and within the local press. As a result no objections have been received.

## **OTHER CONSULTATION**

- 10 Group Engineer (Development): No objections.
- 11 Head of Environmental Health and Trading Standards: No objections.

## **RELEVANT PLANNING POLICY**

### National Planning Guidance

- National Planning Policy Framework
- Planning for the Historic Environment – Historic Environment Practice Guide
- Planning for Town Centres – Practice Guidance on Need, Impact and the Sequential Approach

### Black Country Core Strategy

- CSP1 The Growth Network
- CSP4 Place Making
- CEN1 The Importance of the Black Country Centres for the Regeneration Strategy

- CEN2 Hierarchy of Centres
- CEN3 Growth in the Strategic Centres
- CEN4 Regeneration of Town Centres
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality

#### Unitary Development Plan

- DD1 Urban Design
- DD3 Design of Retail Development
- DD4 Development in Residential Areas
- DTC2 Street Blocks
- DTC2(ix) Block 11 - Stone Street/Priory Street
- HE4 Conservation Areas
- HE5 Buildings of Local Historic Importance
- HE6 Listed Buildings

#### Supplementary Planning Guidance/Documents

- Dudley Town Centre Area Development Framework
- Historic Environment Supplementary Planning Document
- Planning Obligations Supplementary Planning Document
- Draft Parking Standards Supplementary Planning Document
- PGN 27. Shop front design and security

## **ASSESSMENT**

- 12 The main issues are
- Principle
  - Design and Historic Environment Issues
  - Neighbour Amenity
  - Access and Parking
  - Planning Obligations

## Principle/Policy

- 13 The application site is located within Block 11 of the Dudley Town Centre inset map and the preferred uses within this area include Use Class A2. Therefore the proposed use is acceptable in principle.
- 14 Also of relevance to the application are policies HE4 Conservation Areas, HE5 Buildings of Local Historic Importance and HE6 Listed Buildings of the Saved Unitary Development Plan, and policies ENV2 Historic Character and Local Distinctiveness and ENV3 Design Quality of the adopted Black Country Core Strategy which require new development to have a positive benefit on the setting of conservation areas and adjoining historic environment assets.

## Design and Historic Environment Issues

- 15 As stated above the buildings are located within the Dudley Town Centre Conservation Area, and are significant buildings within their own right, and retain a certain amount of their original Edwardian character.
- 16 The external alterations proposed are generally minor, and mostly consist of making good which would not require planning permission. However some of the alterations including the replacement of the ground floor window to the front elevation, a new front door, full reinstatement of string course detailing to the front elevation replacing the existing roof with tile, blocking up windows to the single storey wing at the rear, the new window and door to the rear main elevation and the new hard standing to the rear do require planning permission.
- 17 The alterations proposed are considered to be appropriate, and would enhance the appearance of the building in that the original architectural detailing which had been lost through previous alterations to the building would be reinstated which will enhance the appearance of the Dudley Town Centre Conservation Area.

### Neighbour Amenity

- 18 The nearest residential uses are on the opposite of Priory Street. The proposed development is unlikely to have any significant affect on the amenities of the occupiers of those properties.

### Access and parking

- 19 There is no onsite parking for the site. However, the parking requirement for A2 Uses (financial and professional services) is less than the established A1 (retail) use. In addition the site is located within the town centre, with access to public car parks, and public transport links to most parts of the Black Country close by.

### Planning Obligations

- 20 Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
- 21 Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
- 22 In this case planning obligations are not required in that no additional floor space is required and the vehicular trip rate for A2 is less than A1, and therefore contributions for transport infrastructure improvements or air quality enhancement will not be required.

## CONCLUSION

23 The proposed development is acceptable in principle, is of acceptable design, would cause no harm to the Dudley Town Centre Conservation Area or neighbour amenity. Consideration has been given to saved policies DD1, DD4, DTC2, DTC2(ix), HE4, HE5 and HE6 of the Dudley Unitary Development Plan and policies ENV 2, ENV 3, CEN 2, CEN 4, and CEN 5, of the Black Country Core Strategy.

## RECOMMENDATION

It is recommended in the event that if no adverse representations are received from that upon expiry of the consultation period on 9 May 2012 that the Director of the Urban Environment be given delegated powers to APPROVE the application subject to the following conditions:

### Reason for approval

The proposed development is acceptable in principle, is of acceptable design, causes no harm to the Dudley Town Centre Conservation Area or neighbour amenity. Consideration has been given to saved policies DD1, DD4, DTC2, DTC2(ix), HE4, HE5 and HE6 of the Dudley Unitary Development Plan and policies ENV 2, ENV 3, CEN 2, CEN 4, and CEN 5, of the Black Country Core Strategy.

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.

### Conditions and/or reasons:

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 9399/EH/PRO/001 revB, 002, 003, 004 and 005.
3. Notwithstanding the details shown on the approved drawings, the development shall not begin until details of the joinery for all new windows, doors to be used in the external elevations and its finish/colour 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) of the sections and profiles of jambs, heads, sills, glazing bars, and headings together with their relationships to masonry apertures and shall be retained for the life of the development.
4. Notwithstanding the details shown on the approved drawings, the repairs to the existing timber windows shall be undertaken in accordance with SPAB Guidance.
5. Development shall not begin until details have been submitted to and approved in writing by the local planning authority of all the heating appliances, flues, air intake and extraction equipment terminals and the location of any gas metres in order to demonstrate that they will not have a detrimental impact on the appearance of the building or Conservation Area and shall be retained for the life of the development. .
6. Development shall not begin until details of the type, texture, colour and bond of the brickwork to be used in the construction of the external walls/infill have been submitted to and approved in writing by the local planning authority. Such materials shall, unless otherwise agreed in writing by the local planning authority, closely match in type, texture and colour those of the existing building and shall be retained for the life of the development.



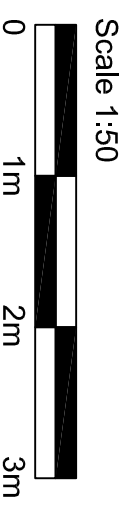
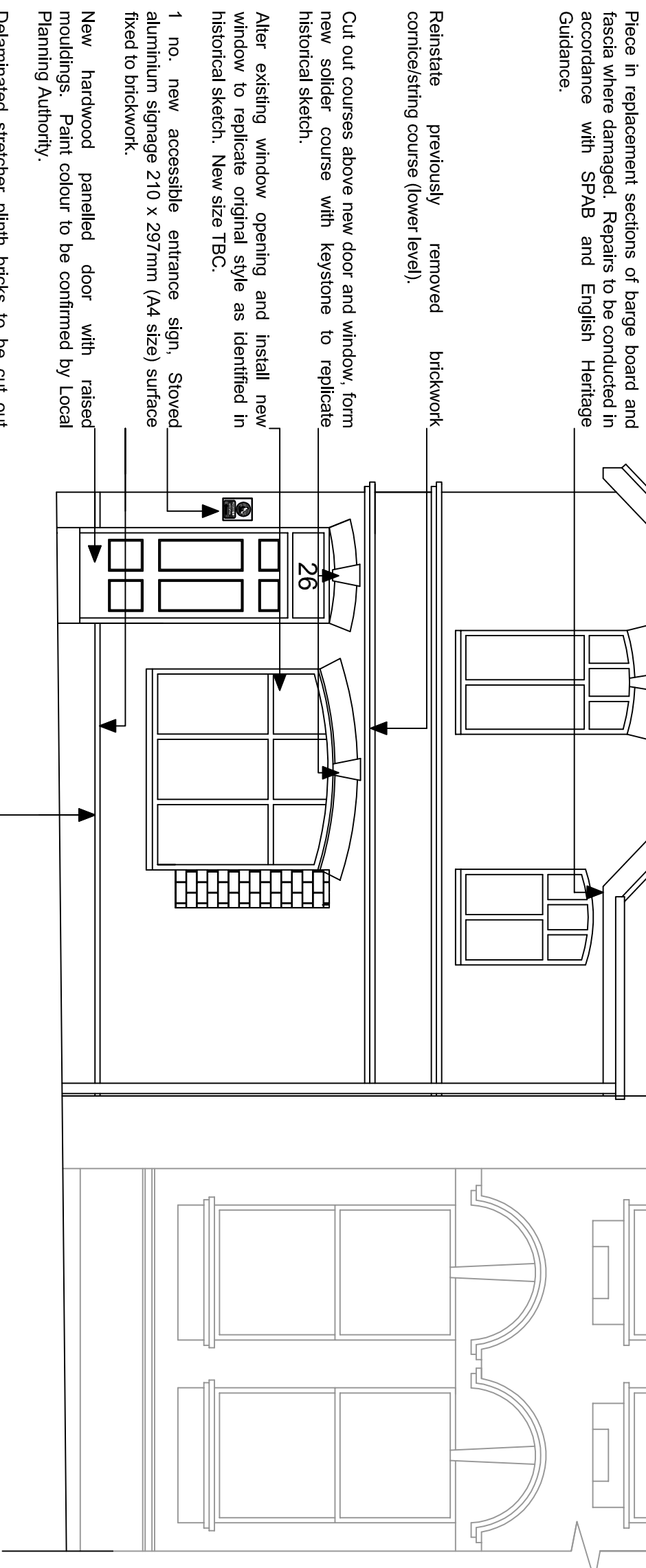
Elizabeth House, 26 Priority Street



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Site Plan (1:1250)



Date:	Revised:	Dr:

Client: DUDLEY METROPOLITAN BOROUGH COUNCIL

Drawing Issue: PLANNING

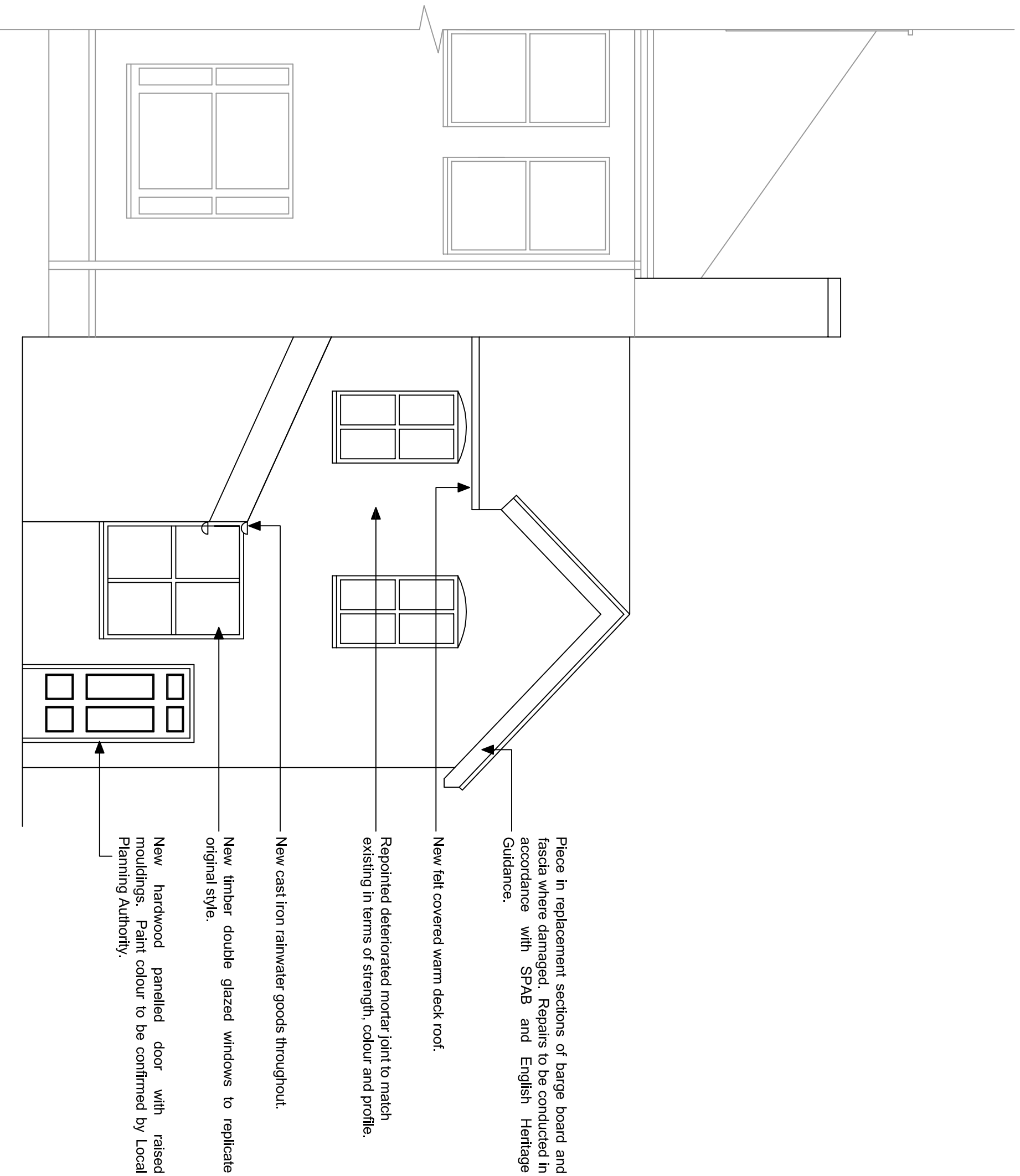
Project: 26 PRIORITY STREET REFURBISHMENT SCHEME

Drawing Title: PROPOSED FRONT ELEVATION

Scale:	Drawing Nr:		
1:50@A3	9399/EH/PRO/003		
Revision:	Drawn:	Authorised by:	Date:
-	JH	ED	APR 2012
Drawing Ref:	9399/EH/PRO/003		

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Piece in replacement sections of barge board and fascia where damaged. Repairs to be conducted in accordance with SPAB and English Heritage Guidance.

New felt covered warm deck roof.

Repointed deteriorated mortar joint to match existing in terms of strength, colour and profile.

New cast iron rainwater goods throughout.

New timber double glazed windows to replicate original style.

New hardwood panelled door with raised mouldings. Paint colour to be confirmed by Local Planning Authority.

Date:	Revision:	Dr:

Client: DUDLEY METROPOLITAN BOROUGH COUNCIL

Drawing Issue: PLANNING

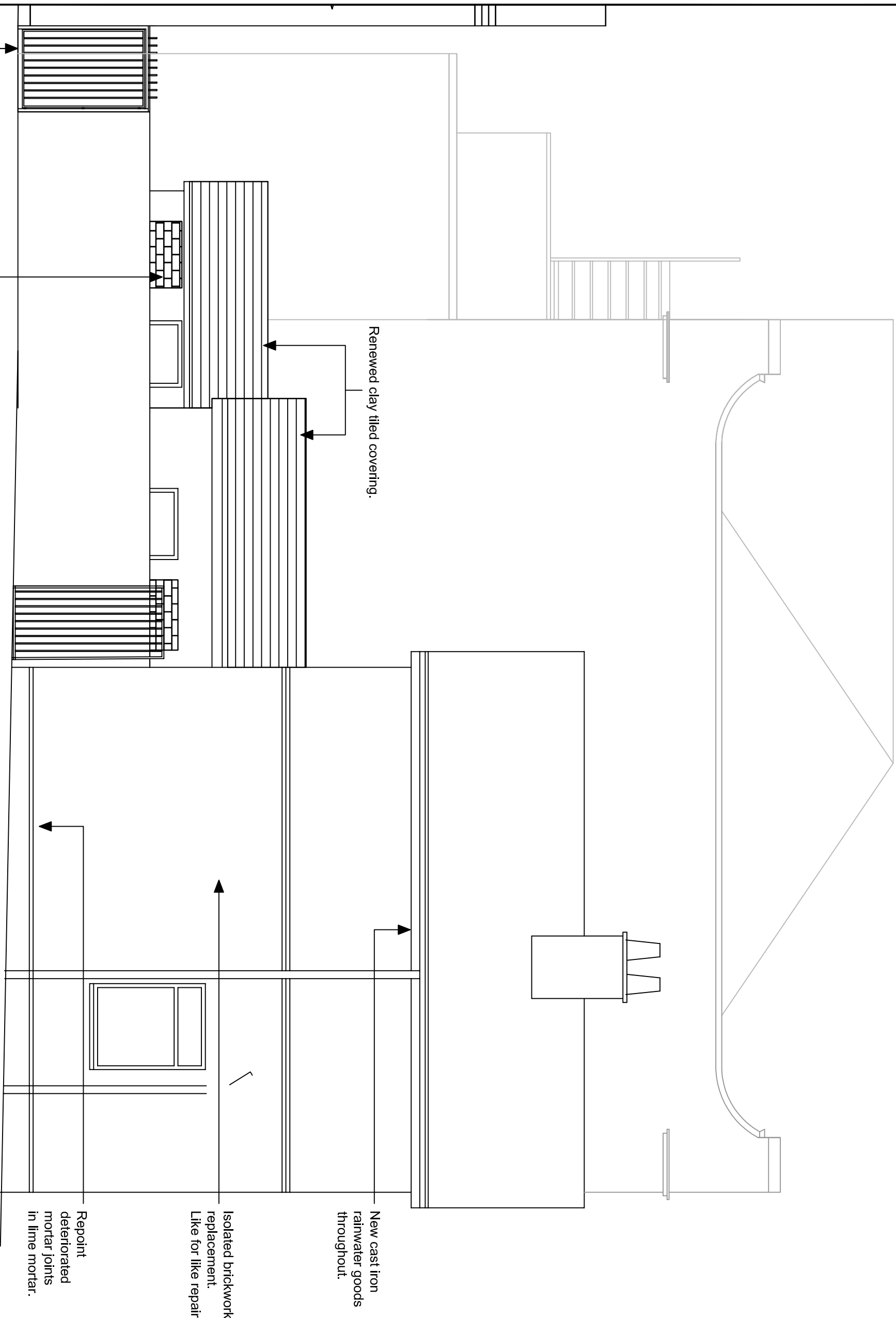
Project: 26 PRIORITY STREET REFURBISHMENT SCHEME

Drawing Title: PROPOSED REAR ELEVATION

Scale:	Drawing N°:		
1:50@A3	9399/EH/PRO/004		
Revision:	Drawn:	Authorised by:	Date:
-	JH	ED	APR 2012
Drawing Ref:	9399/EH/PRO/004		

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Date:	Revision:	Dr:

Client: DUDLEY METROPOLITAN BOROUGH COUNCIL

Drawing Issue: PLANNING

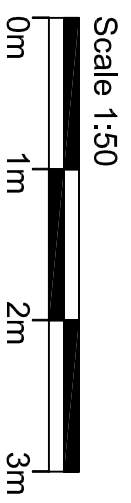
Project: 26 PRIORITY STREET REFURBISHMENT SCHEME

Drawing Title: PROPOSED SIDE ELEVATION

Scale: 1:50@A3	Drawing Nr: 9399/EH/PRO/005
Revision: -	Drawn: JH
	Authorised by: ED
	Date: APR 2012
Drawing Ref: 9399/EH/PRO/005	

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New opening fitted with secure anti climb entrance gate. Powder coated black.

External entrance doors infilled with brickwork. Tooth bonded and to match existing.

Renewed clay tiled covering.

New cast iron rainwater goods throughout.

Isolated brickwork replacement. Like for like repair.

Repoint deteriorated mortar joints in lime mortar.