

PLANNING APPLICATION NUMBER:P13/1744

Type of approval sought	Listed Building Consent
Ward	St James's
Applicant	Dudley MBC, Head of Economic Development
Location:	GREEN MAN ENTRY, TOWER STREET, DUDLEY
Proposal	LISTED BUILDING CONSENT FOR THE ERECTION OF BESPOKE METAL ARCHWAY
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS IF NO CALL IN FROM SECRETARY OF STATE

SITE AND SURROUNDINGS

1. The application site comprises a public right of way known as 'Green Man Entry' adjacent to and forming part of a Grade II Statutory Listed Building (270-272 Castle Street recorded on the Council's Historic Environment Record (HER) under HER No. 943). It is situated at the gateway to the Dudley Town Centre Conservation Area with 270 Castle Street fronting the wide pedestrian area along Castle Street.
2. 270-272 Castle Street is a Georgian style three storey former townhouse dating from the 18th Century and the majority of the property's historic features have been retained. The building comprises a row of three former townhouses, and it is believed that at some point the whole row was a public house known as 'The Green Man'. An archway to the left of the doorway forms the entrance to Green Man Entry which is bounded by the flank wall of 270-272 Castle Street and a boundary wall to the north and the flank wall and detached garage of 269 Castle Street (Castle View Dental Practice) to the south which is an historic asset. The thoroughfare links Tower Street and Castle Street with the Tower Street approach opposite the recently constructed Dudley College 'Evolve' campus building.

PROPOSAL

3. Listed Building Consent is sought to erect a bespoke metal archway within Green Man Entry. The archway would attach to the top of the boundary wall to the rear of 270 Castle Street and the flank wall of the modern garage at Castle View Dental Practice at the point where the passageway narrows. The archway would be a bespoke cast steel design which would depict the medieval Green Man mask along with 'Green Man Entry' text and would be double sided. The top of the archway would be 4.7m high when measured from ground level.
4. The proposed works forms part of a comprehensive suite of public realm proposals for the redevelopment of Dudley Market Place and Castle Street. Highway improvement works are also intended as part of the wider scheme which includes the resurfacing of Green Man Entry to help define the public right of way. This application is being considered alongside planning application P13/1743 which seeks planning consent for the archway.

HISTORY

5. 270-272 Castle Street has a history of applications, the majority of which relate to internal modifications and external repairs/elevation alterations. The more recent applications are detailed below:

APPLICATION	PROPOSAL	DECISION	DATE
P11/1534	Listed Building Consent for replacement of ground floor windows to front elevation	Pending (subject to revisions to plans)	
P11/1555	Replacement of ground floor windows to front elevation and reinstatement of historical features	Approved with Conditions	13/02/2012
P13/0684	Listed Building Consent to replace 'Green Man Head Sculpture' above entrance archway to Green Man entry	Approved with Conditions	29/07/13
P13/0648/C1	Discharge of Conditions 3 & 4	Approved	20/11/13

PUBLIC CONSULTATION

6. A site notice was displayed and a notice placed in the local press. The final date for receipt of representations is 18th January 2014 and any observations received will be reported in a pre-committee note.

OTHER CONSULTATION

7. English Heritage; No objection subject to the application being referred to the Secretary of State.

RELEVANT PLANNING POLICY

National Planning Policy Framework (2012) (NPPF)

- Chapter 12: Conserving and enhancing the historic environment.
- PPS 5: Planning for the Historic Environment Practice Guide

Black Country Core Strategy (2011) (BCCS)

- CSP1 The Growth Network
- CSP4 Place Making
- CEN4 Regeneration of Town Centres
- EMP6 Cultural Facilities and the Visitor Economy
- ENV2 Historic Character and Local Distinctiveness
- ENV3 Design Quality

Saved Unitary Development Plan Policies (2005) (UDP)

- DD1 Urban Design
- HE4 Conservation Areas
- HE6 Listed Buildings

Supplementary Planning Guidance/Documents

- Historic Environment Supplementary Planning Document (2006)
- Dudley Town Centre Area Development Framework (2005) (ADF)
- Dudley Town Centre Conservation Area Character Appraisal

- Dudley Town Centre Conservation Area Management Plan

ASSESSMENT

8. The key issues relate to the extent to which the proposals can be considered in general/principle and when assessed against the specific criteria set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and in the National Planning Policy Framework (NPPF). Also of importance is the degree to which the implementation of the proposals would affect the 'special interest' of the Grade II listed building and whether the proposals are in accordance with saved policy HE6 (Listed Buildings) of the Dudley Unitary Development Plan. The determining issues are therefore:-
- To have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16 of the Planning Listed Buildings and Conservation Areas Act 1990).
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF, para.131).
 - To safeguard and encourage the appropriate enhancement of buildings statutorily listed as being of historic or architectural value (Policy HE6 of the adopted UDP).
 - Do the proposals contribute to the building's conservation whilst preserving or enhancing its architectural or historic interest (Policy HE6 of the adopted UDP).
9. In light of the above therefore, this application for Listed Building Consent must consider the proposed external alterations and the impact of them on the significance of the designated heritage asset.

Proposed External Alterations

10. The proposed archway would attach to the boundary wall to the rear of 270 Castle Street and not the building itself. Green Man Entry is a local landmark which over

the years has helped define the listed buildings 'special interest'. The addition of the archway would help identify the pedestrian route which currently lacks clear definition and would better reveal the significance of the designated heritage asset and make a positive contribution to the character and appearance of Dudley Town Centre Conservation Area. There will be no adverse impact upon the fabric of the original building and no original architectural features would be lost.

11. Subject to appropriate conditions, it is therefore considered that the proposal complies with the NPPF, Policies CSP2, ENV2 and ENV3 of the BCCS (2011), Saved Policies DD1, HE4 and HE6 of the Dudley UDP (2005) and the Historic Environment SPD (2006).

CONCLUSION

12. The addition of the Green Man archway would add to the 'special interest' of 270-272 Castle Street and would help better reveal the significance of this Heritage Asset and make a positive contribution to the character and appearance of the Conservation Area. The original architectural features would be preserved and the significance of the Heritage Asset would be enhanced. It is therefore considered that the proposal complies with the NPPF, Policies CSP2, ENV2 and ENV3 of the BCCS (2011), Saved Policies DD1, HE4 and HE6 of the Dudley UDP (2005) and the Historic Environment SPD (2006).

RECOMMENDATION

13. As the application proposes development by the Local Planning Authority in accordance with Section 82 of The Planning (Listed Buildings and Conservation Areas) Act 1990, and Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990, the Secretary of State must be notified. It is recommended that the application is APPROVED subject to no objection or call-in from the Secretary of State as a result of being notified and subject to the attached conditions.

INFORMATIVE

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would sustain and enhance the significance of the heritage asset and puts it into a viable use consistent with its conservation and is thereby in accordance with paragraph 131 of the National Planning Policy Framework.

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: Drawing No: M300 23, M300 22, M300 25 and M300 24.
3. Notwithstanding the details shown on the submitted plans, development shall not commence until large scale architectural drawings (to a scale of not less than 1:20) have been submitted to and approved in writing by the local planning authority of the proposed bespoke feature archway
4. Prior to the commencement of development details of the type, texture and colour of the materials to be used in the fabrication of the proposed bespoke feature archway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.
5. Prior to the commencement of development full details of how the bespoke feature archway shall be attached to the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

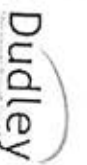


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European Regional
Development Fund 2007-13

Drawing No: M300 22

Revision:

Date: 13.11.13



Directorate of the Urban Environment
Landscape Design Group

4 Ellum Road
Dudley
West Midlands
DY1 1HE
Tel: 01284 817010

PROPOSED LOCATIONS
GREEN MAN
LIGHT COLUMN,
MOSAIC ROUNDAL
& ARCH



**Proposed Archway for
Green Man Entry
Pedestrian Passageway**

**Location Plan
1:500 at A4**

Dudley
 Department of the Urban Environment
Landscape Design Group
 Alison Hume
 Dudley
 West Midlands
 DY1 1TH
 Tel: 0121 8517100

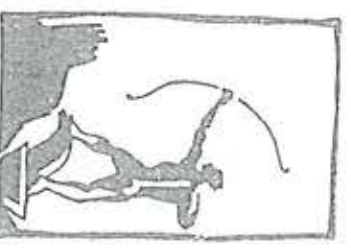
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 Revision:
 Date: 13.11.13



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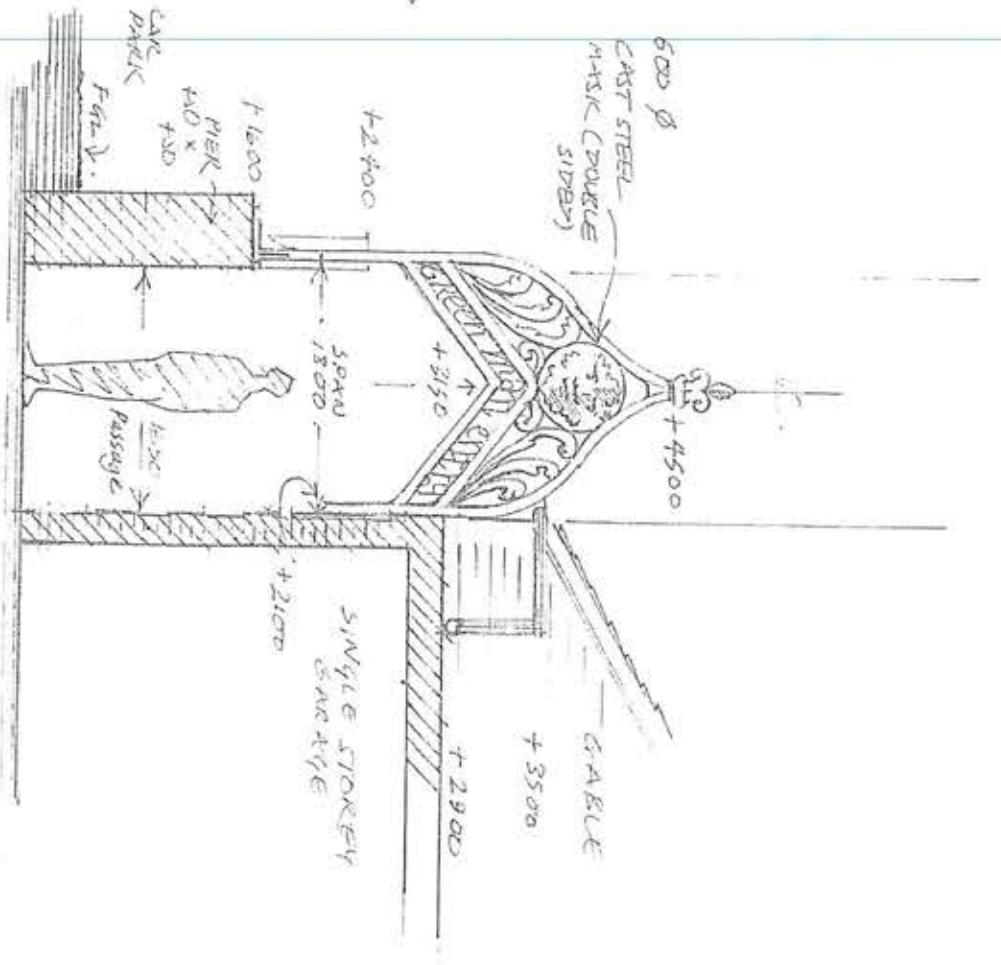
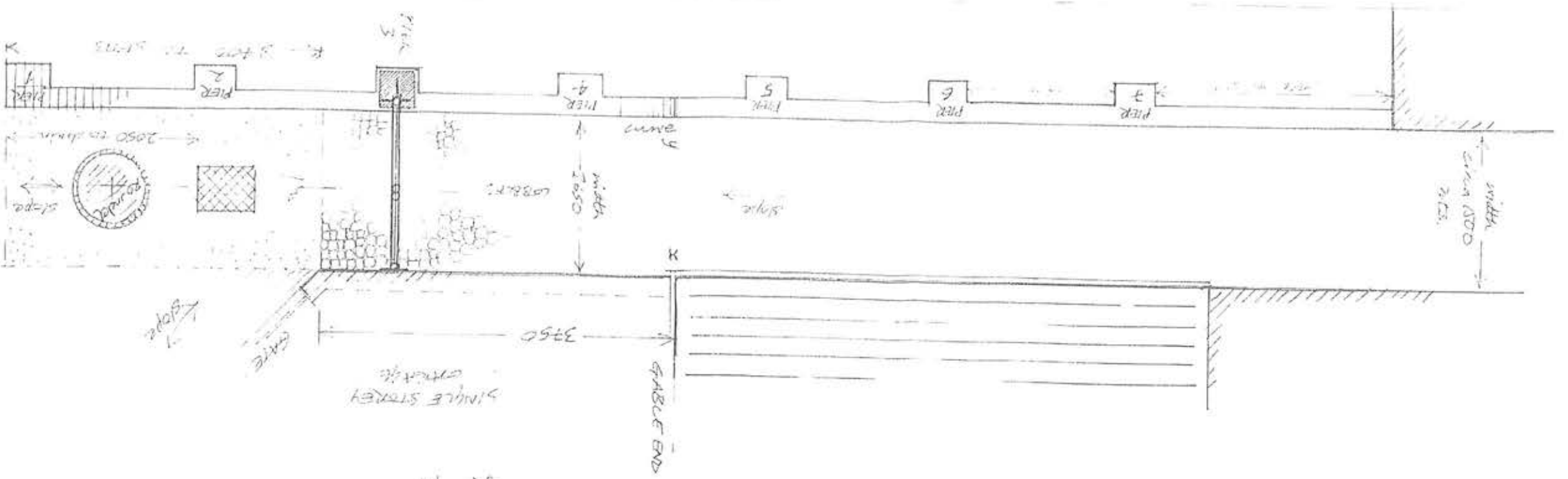


Dudley
 Department of the Urban Environment



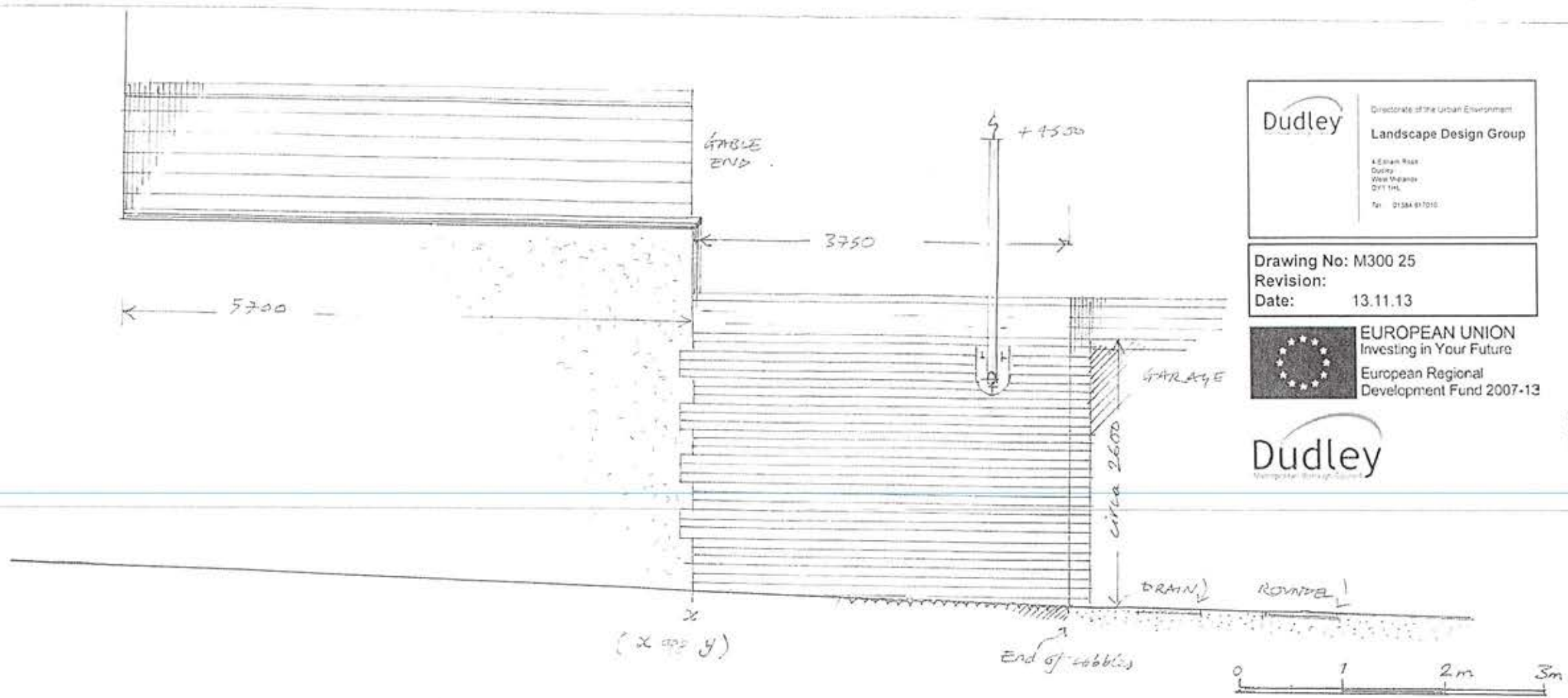
PUBLIC ART
RESOURCE UNIT

The Laundry Block,
 Himley Hall,
 Himley Park,
 Dudley
 DY3 4DP



Proposed Archway for
 Green Man Entry
 Pedestrian Passageway

Plan showing location of Arch
 Front Elevation showing
 fixing point to "pier top" base plate
 and to side wall via vertical plate
 1:50 at A3



Dudley Directorate of the Urban Environment
Landscape Design Group
 4 Edman Road
 Dudley
 West Midlands
 DY1 1HL
 Tel: 0121 84 917010

Drawing No: M300 25
 Revision:
 Date: 13.11.13

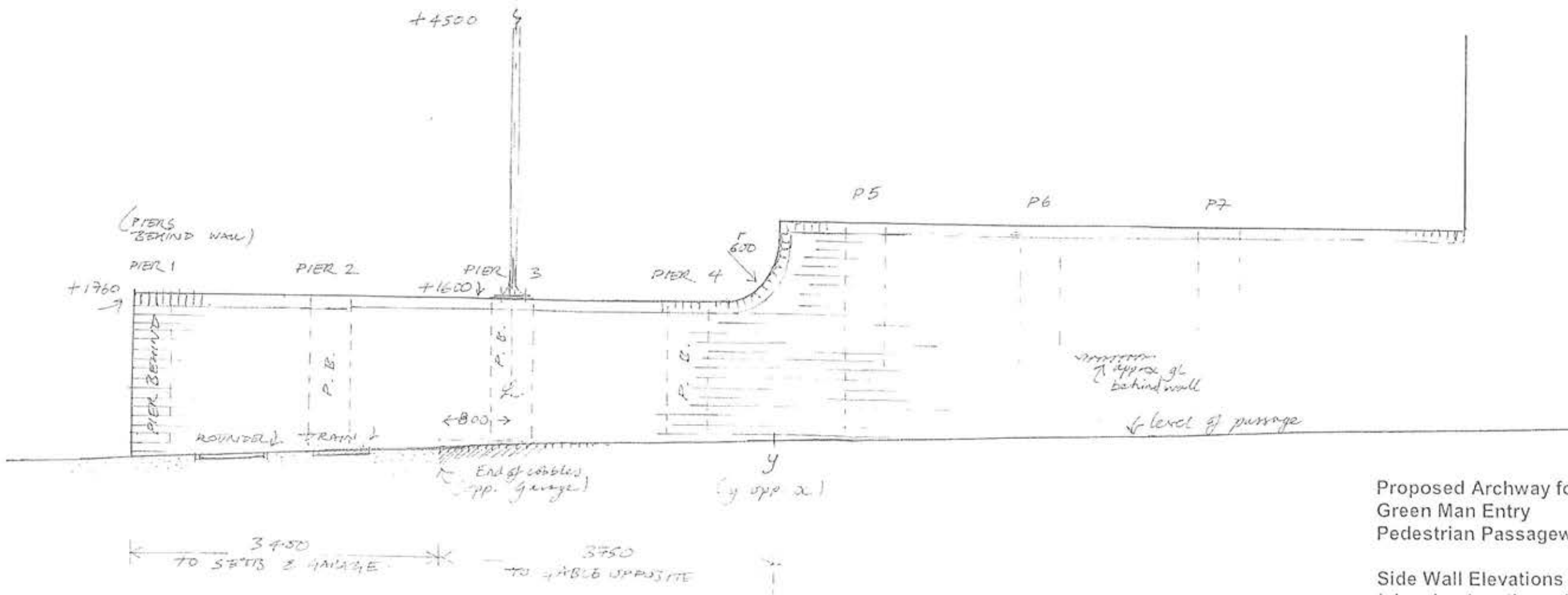
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Dudley
 Metropolitan Borough Council



PUBLIC ART
RESOURCE UNIT

The Laundry Block,
 Himley Hall,
 Himley Park,
 Dudley
 DY3 4DF



Proposed Archway for
 Green Man Entry
 Pedestrian Passageway

Side Wall Elevations
 (showing location relative to walls)
 1:50 at A3



PUBLIC ART
 RESOURCE UNIT

The Laundry Block,
 Hinley Hall,
 Hinley Park,
 Dudley
 DY3 4DP



Department of the Urban Environment
Landscape Design Group

4 Green Hall
 Overton
 West Midlands
 DY7 9EJ
 Tel: 0121 448 4000

Drawing No: M300 23
 Revision:
 Date: 13.11.13



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Dudley



**Proposed Archway for
 Green Man Entry
 Pedestrian Passageway**
 Front Elevation showing fixing points
 to Pier via top plate and into side wall
 via vertical plate
 Pier Plate at +1600
 Side plate at +2100
 1:20 at A3

