

## **PLANNING APPLICATION NUMBER: P21/1989**

Type of approval sought	Full Planning Permission
Ward	Sedgley Ward
Agent	R. Robinson
Case Officer	Richard Stevenson
Location:	<b>SEDGLEY POLICE STATION AND CAR PARK, VICAR STREET, SEDGLEY, DUDLEY, DY3 3SD</b>
Proposal	<b>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</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **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 19<sup>th</sup> 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 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 elevation 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
99/51611	External Rendering of Existing Painted Brickwork and Painting White as Existing	Granted	13/12/1999

## 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-19<sup>th</sup> 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 to 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 in the interests of proper planning.
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 NOx 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. No above ground development shall begin until details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and shall thereafter 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 public realm 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)

This detail is required prior to the commencement of above ground works as the



required works may need to be incorporated into buildings on the site and as well as needing to protect the amenity of existing and proposed occupiers.

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. No above ground development shall commence to the new build dwellings until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the new build dwellings 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 unless otherwise agreed in writing by 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)

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 architectural and historic integrity of the listed structure in accordance with BCCS Policy ENV2 - Historic Character and Distinctiveness and Borough Development Strategy 2017 Policy S10 Listed Buildings . Details are required prior to the commencement of development/works due to the statutory protection / sensitive nature of the site.

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

REASON: In order to prevent detrimental impacts to the appearance of the listed building in accordance with BCCS Policy ENV2 - Historic Character Distinctiveness and Borough Development Strategy 2017 Policy S10 Listed Buildings.

27. No external joinery shall be installed until details of the joinery 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. Development/works shall proceed in accordance with the agreed details and be retained for the lifetime of the development.

REASON: To safeguard the architectural and historic integrity of the listed structure in accordance with BCCS Policy ENV2 - Historic Character and Distinctiveness and Borough Development Strategy 2017 Policy S10 Listed Buildings. Details are required prior to the commencement of development/works due to the statutory protection / sensitive nature of the site.

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 plan for the life time of the development.

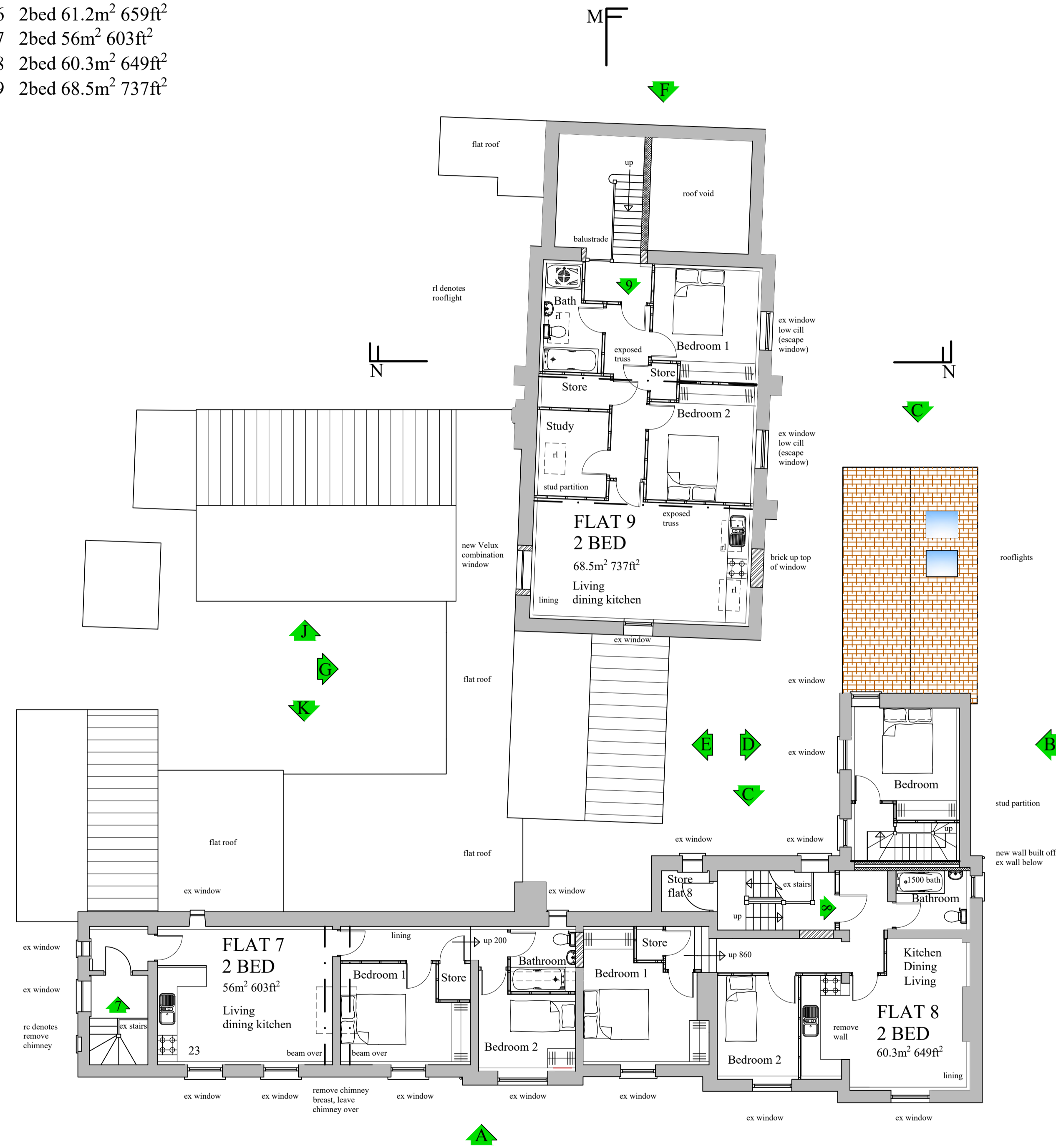
REASON: In the interests of highway safety and to comply with DBDS Policy S16.

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

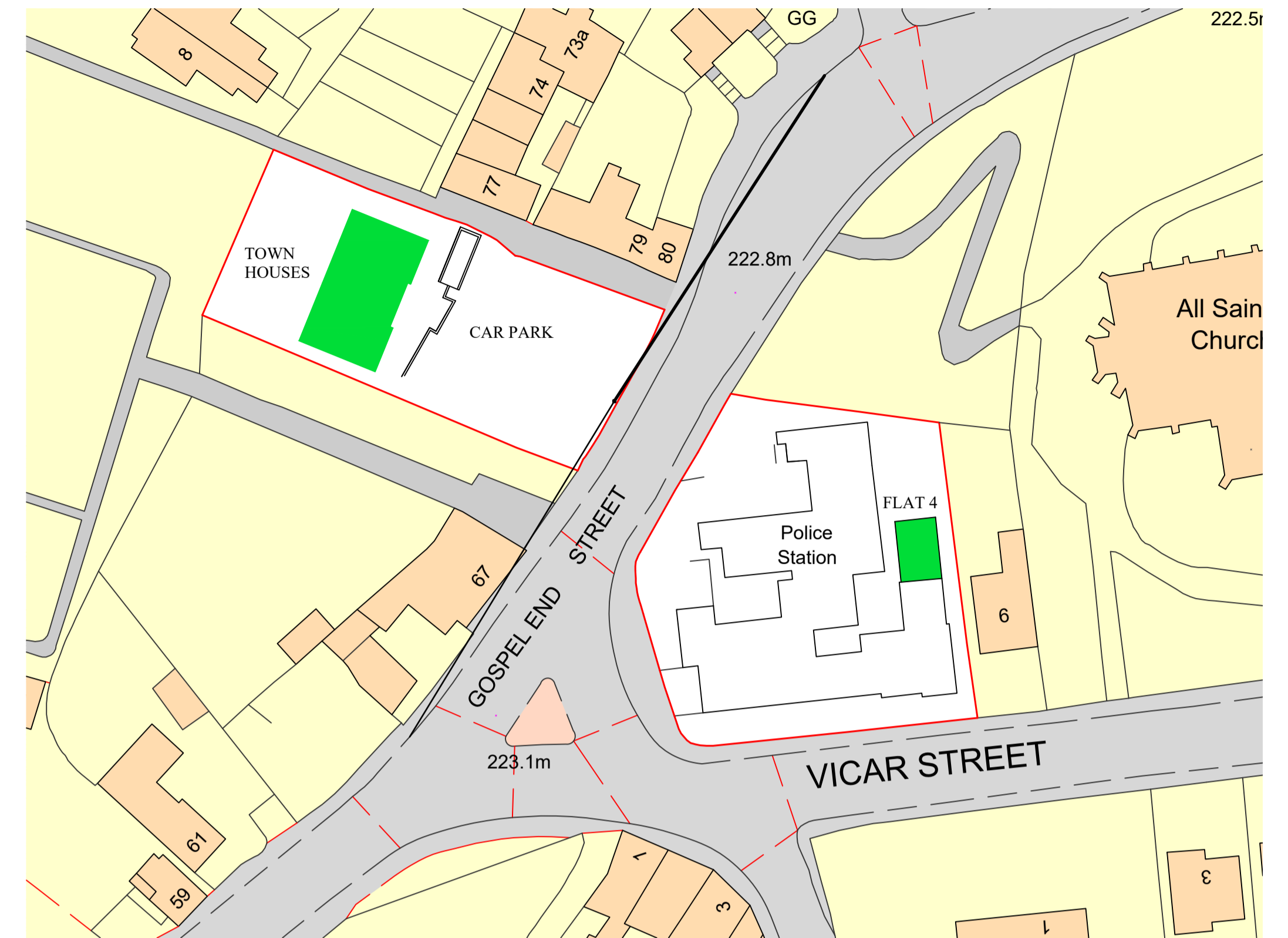
REASON In the interests of sustainable transport and to comply with DBDS Policy S18.

Schedule of flat types

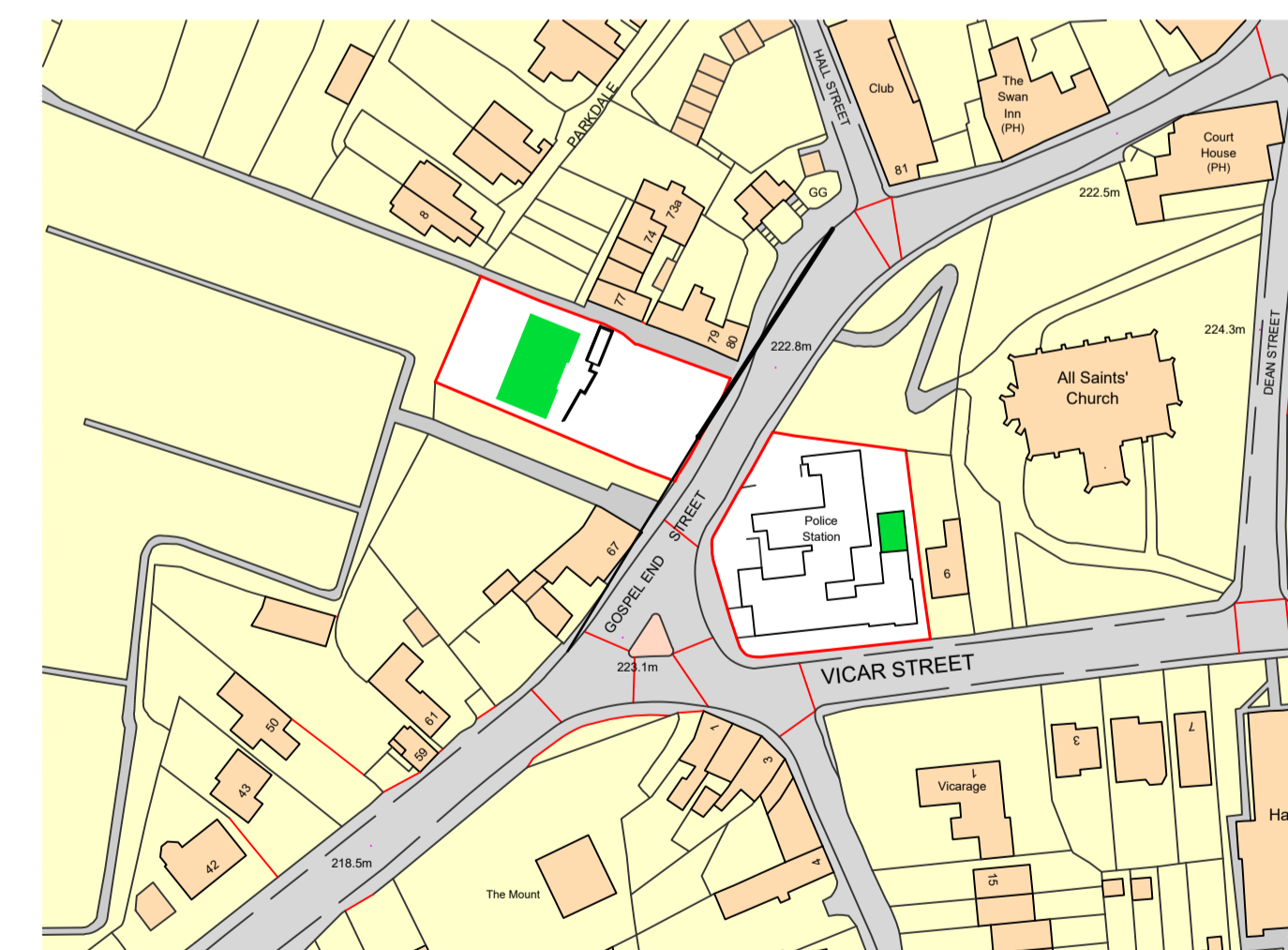
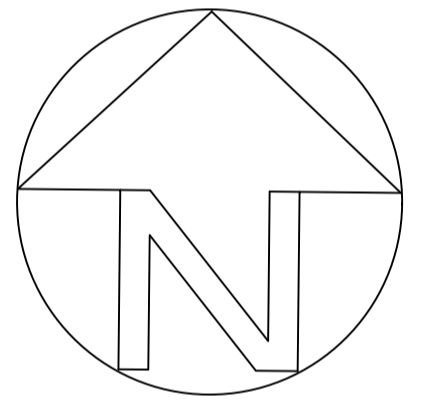
- Flat 1 2bed 64m<sup>2</sup> 688ft<sup>2</sup>
- Flat 2 1bed 53.7m<sup>2</sup> 578ft<sup>2</sup>
- Flat 3 2bed 58.8m<sup>2</sup> 632ft<sup>2</sup>
- Flat 4 1bed 51.6m<sup>2</sup> 555ft<sup>2</sup>
- Flat 5 2bed 98m<sup>2</sup> 1054ft<sup>2</sup>
- Flat 6 2bed 61.2m<sup>2</sup> 659ft<sup>2</sup>
- Flat 7 2bed 56m<sup>2</sup> 603ft<sup>2</sup>
- Flat 8 2bed 60.3m<sup>2</sup> 649ft<sup>2</sup>
- Flat 9 2bed 68.5m<sup>2</sup> 737ft<sup>2</sup>



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  
 Chelwynd Aston  
 Newport  
 Shropshire  
 TF10 8LG

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

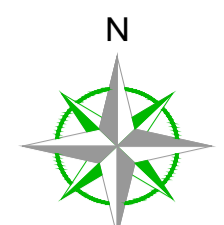
Scale Date  
 1:100 1:500 1:1250 @ A1 October 2021

Drawn by Checked by

Plot Date

Drawing No. Revision  
**1867/21 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. CHT: 2.00	Suspended Ceiling Height from FFL
Struct. CHT: 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
	Electricity

**Topographical Survey Legend:**

	Boundary		Unexcavated Drain		Proposed Drains		Ball
	Wall		Excavated Drain		Proposed Drains		Ball
	Foot		Excavated Drain		Proposed Drains		Ball
	Foot		Excavated Drain		Proposed Drains		Ball
	Foot		Excavated Drain		Proposed Drains		Ball

Rev	Date	Description	Drawn

**PROJECT**  
FORMER POLICE STATION  
VICAR STREET SEDGLEY  
DUDLEY DY3 3SD

**TITLE**  
Topographical Survey  
2d

SCALE	DATE	DRAWN	CHECKED BY
1: 200	30.07.21	JVG	TM

Level datum: G.P.S OSGB36(15)

Drawing No.	Rev.
40937_1	0

**Notes:**  
This plan has been surveyed to the standards shown. Caution should be exercised when enlargements are made.  
All critical dimensions should be confirmed on site prior to the commencement of any work.  
All dimensions have been measured or estimated from ground level.  
Tree locations shown should be treated with caution and expert identification is advised.  
Pipe sizes are estimated from a surface inspection only.  
Due to Health and Safety requirements.  
Every effort is made to identify all visible above ground features. However it should be borne in mind that there may be items obscured at the time of the survey.  
This drawing and the building drawings specified are the copyright of JPKA CONSULTANTS LIMITED and may NOT BE REPRODUCED OR ADAPTED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR MEASUREMENTS MADE BY OTHER PERSONS.



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

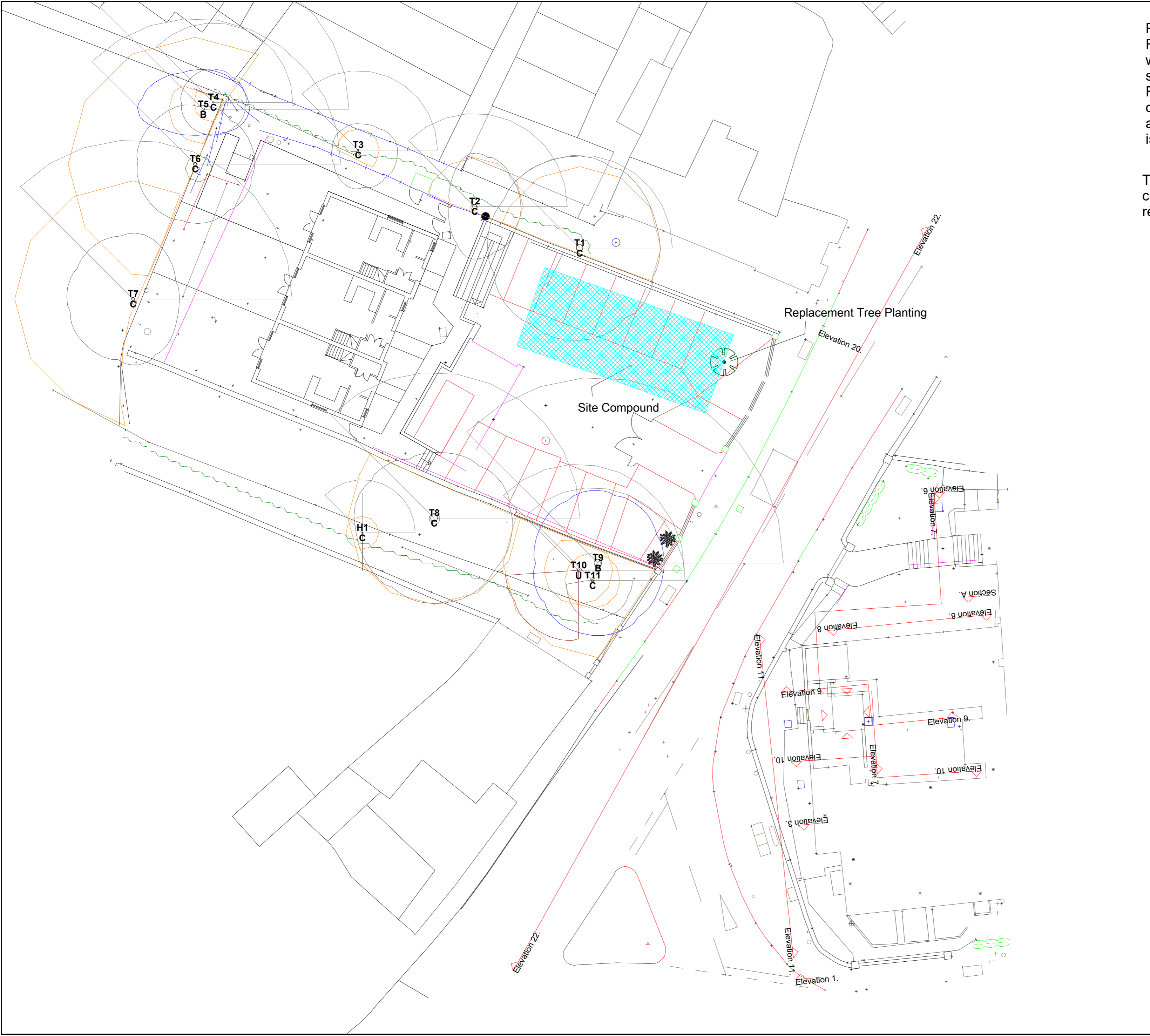
**AEC**  
Architectural & Engineering Consultants  
AEC  
59 Pavle Lane  
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Shropshire  
TF10 9LQ  
Telephone: 01952 812220  
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Scale Date  
1:100 @ A1 October 2021

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Plot Date  
Drawing No. Revision  
1867/22 B


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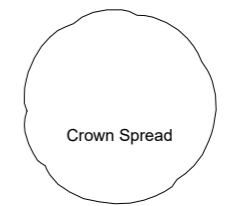
**PROTECTIVE FENCING**  
 Fencing must comprise of 2 meter high weldmesh panels supported on a driven scaffold frame to prevent movement. Fencing must be installed prior to any demolition or development activity on site and remain in situ until all activity is completed and cleared.


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

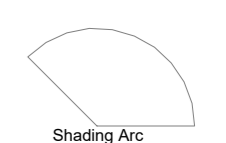
 Replacement Tree Planting


 Site Compound


 Protective Fencing

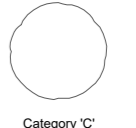
 Crown Spread


 Root Protection Area

 Shading Arc

 Category 'A'

 Category 'B'


 Category 'C'

 Category 'U'



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

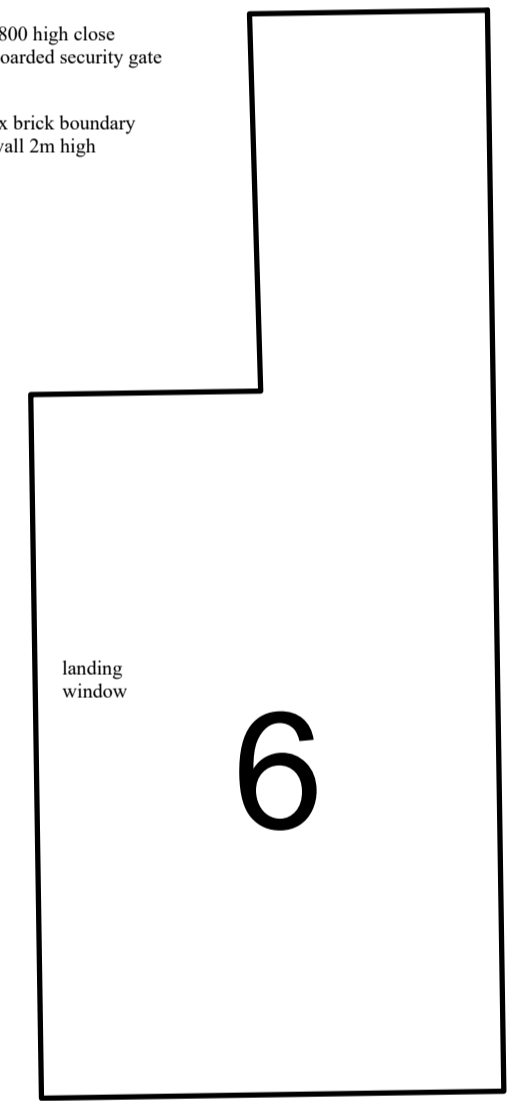
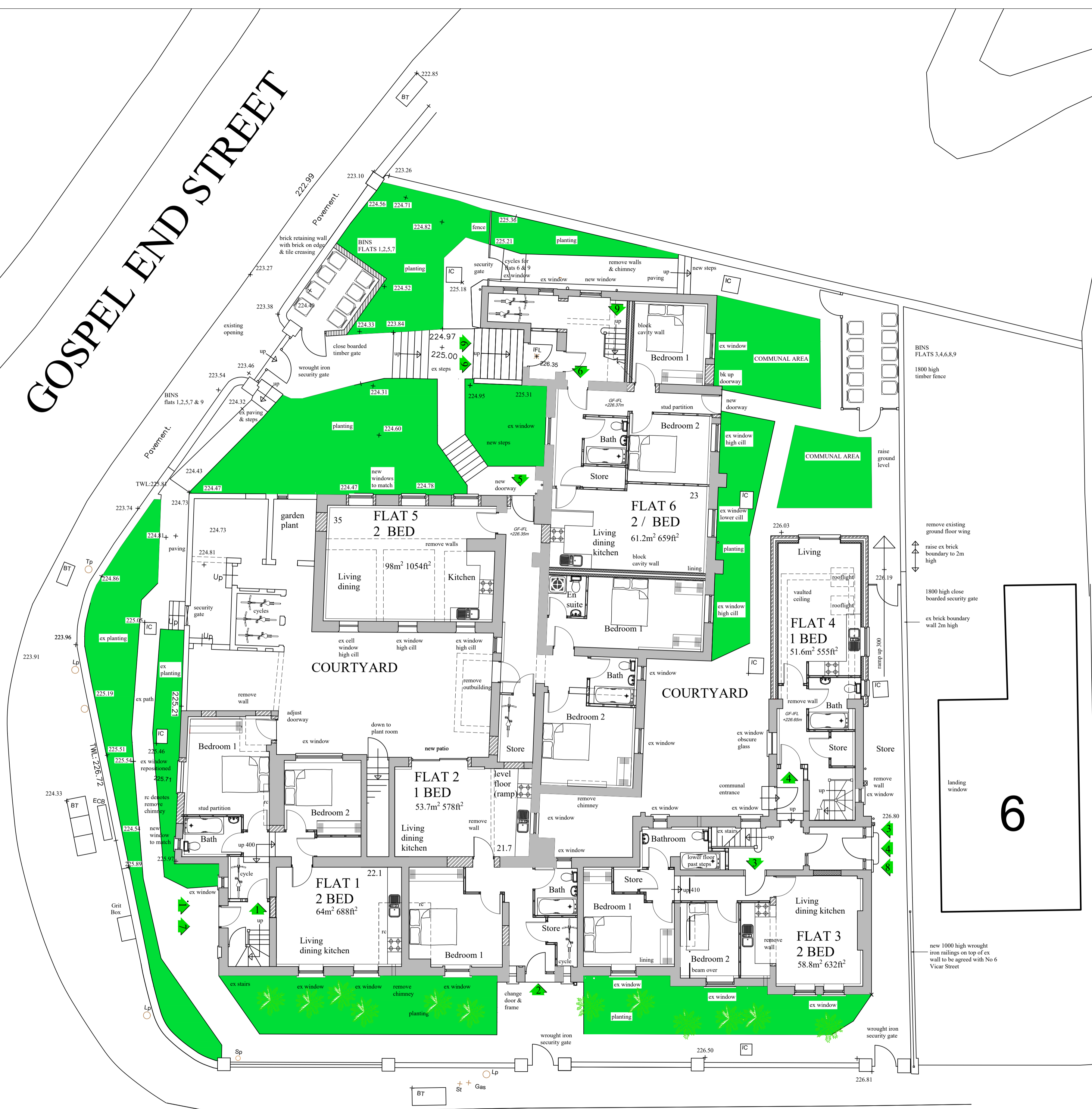
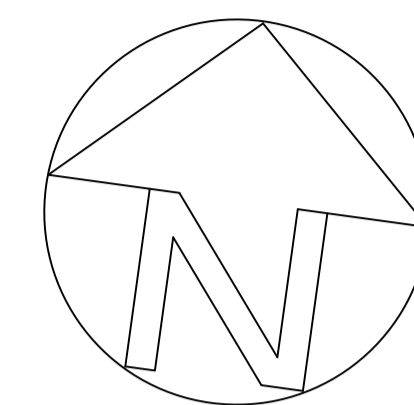
**Tree Protection Plan  
 Former Police Station, Dudley**

SCALE : 1 : 200 @ A2	DATE : 27/11/2021	
MAP FILENAME : BALDS033-21 TPP, Rev A		

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GOSPEL END STREET



VICAR STREET

GROUND FLOOR PLAN scale 1:100

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  
59 Pave Lane  
Chelwynd Aston  
Newport  
Shropshire  
TF10 9LG

Telephone: 01952 812220  
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E-Mail: aeiconsultants@btconnect.com

Scale Date  
1:100 @ A1 October 2021

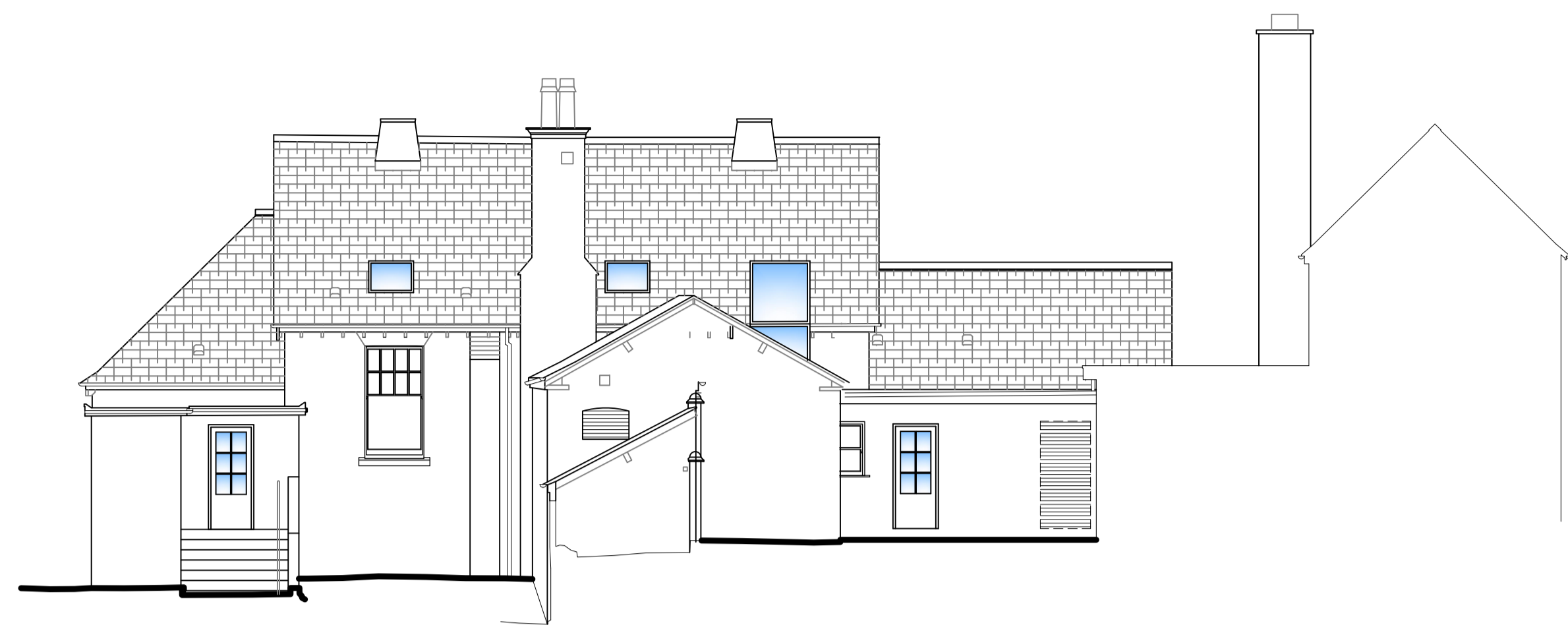
Drawn by Checked by

Plot Date

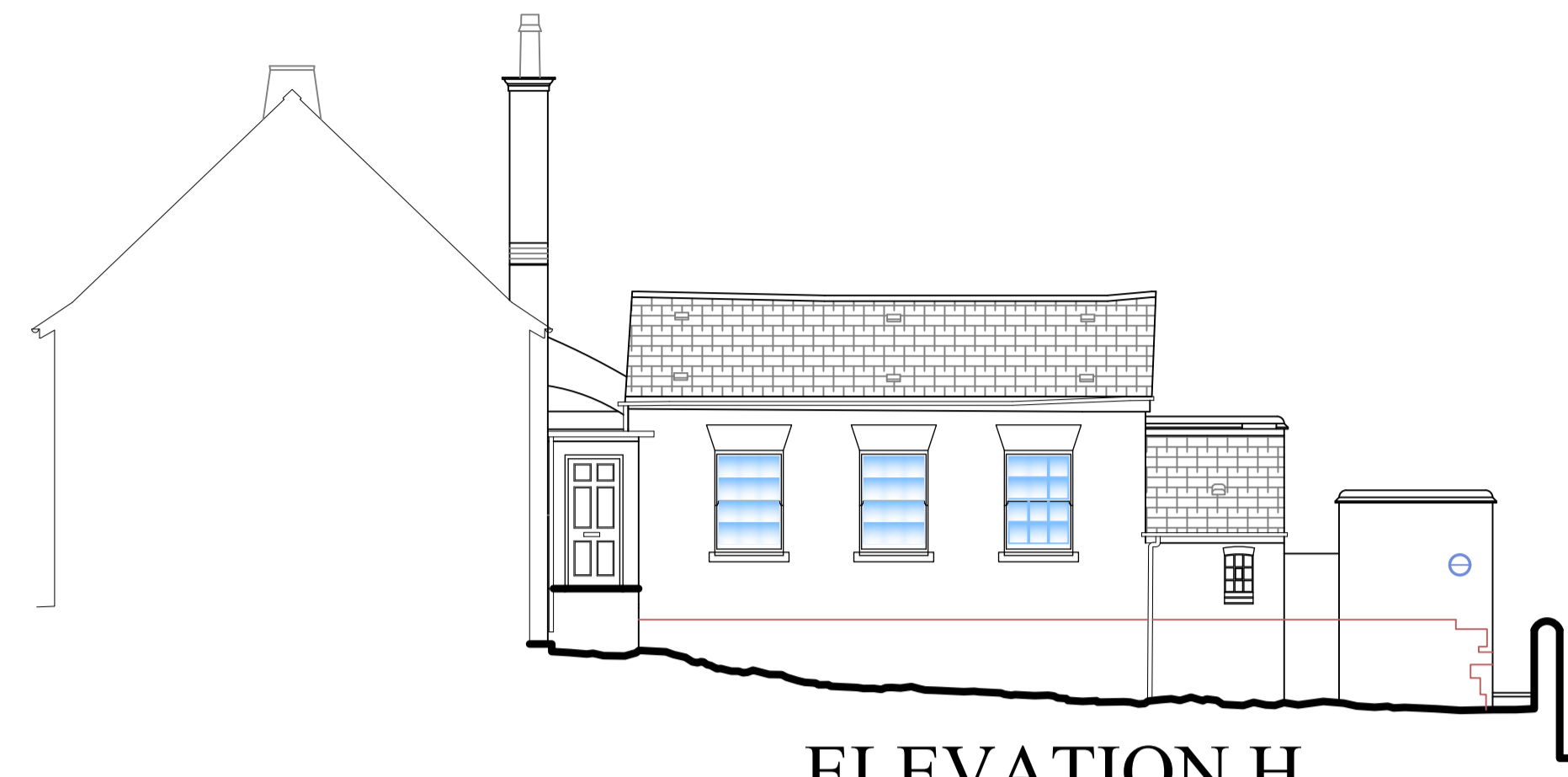
Drawing No. Revision

1867/20 B

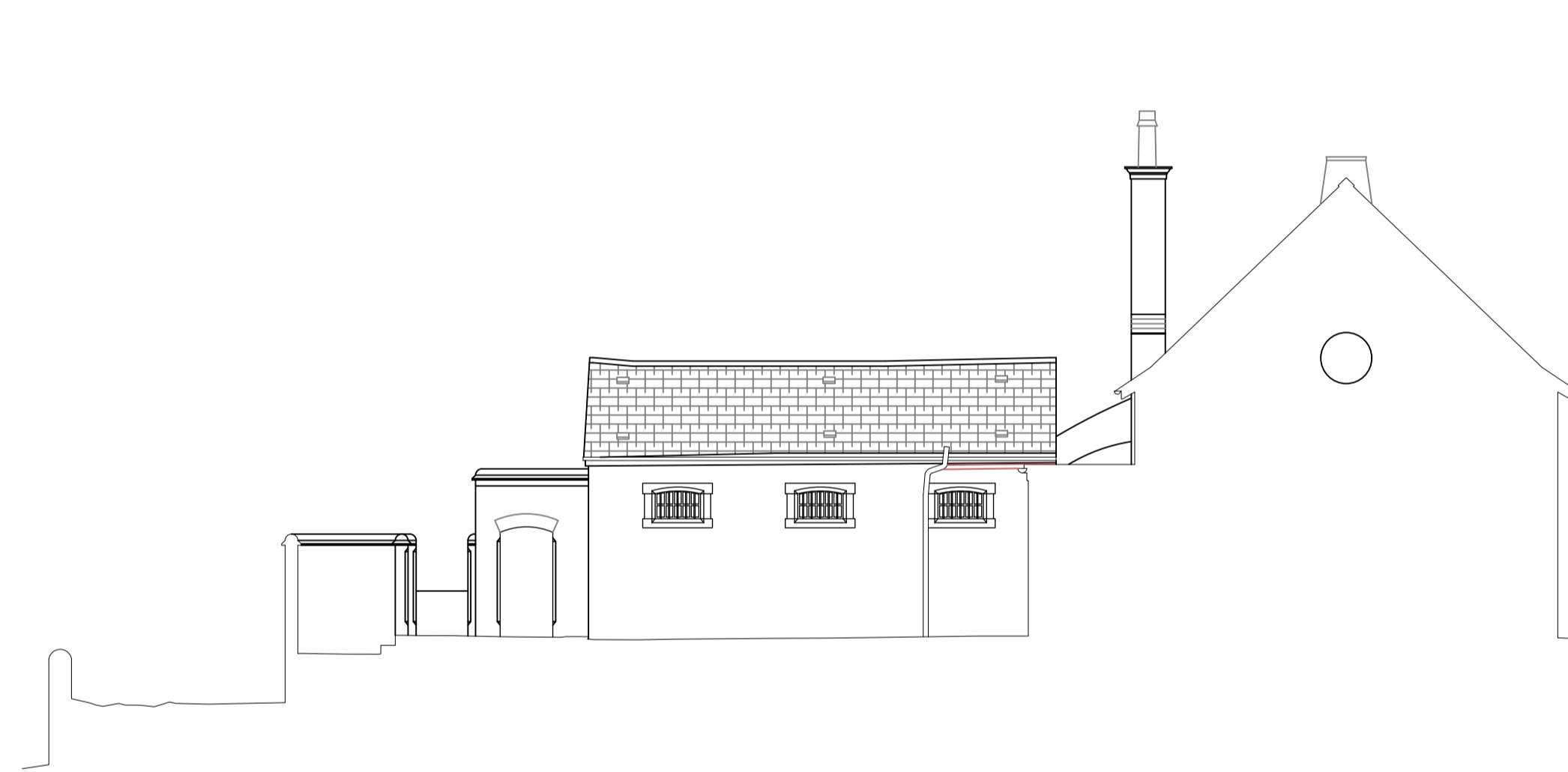
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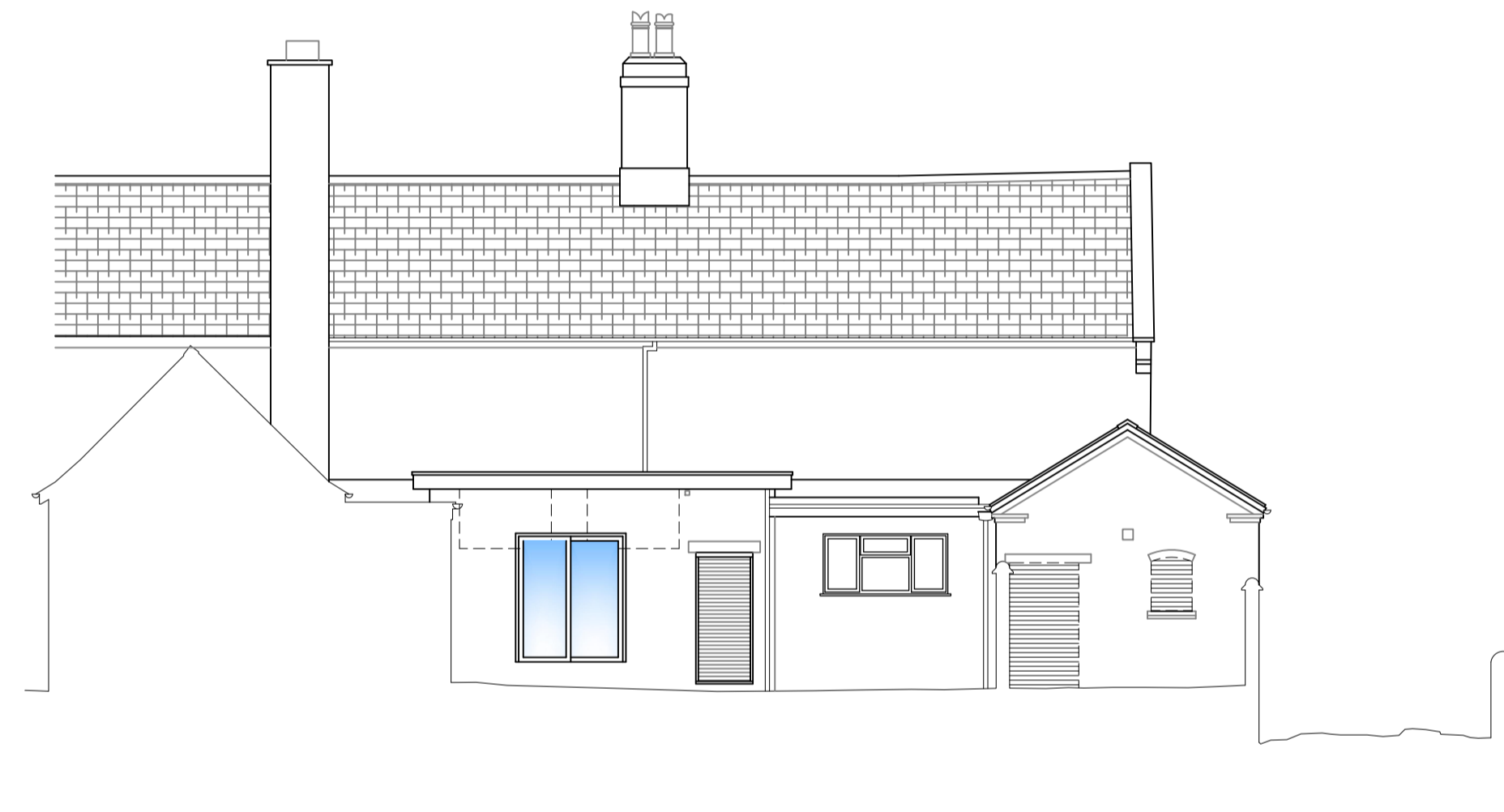
ELEVATION G



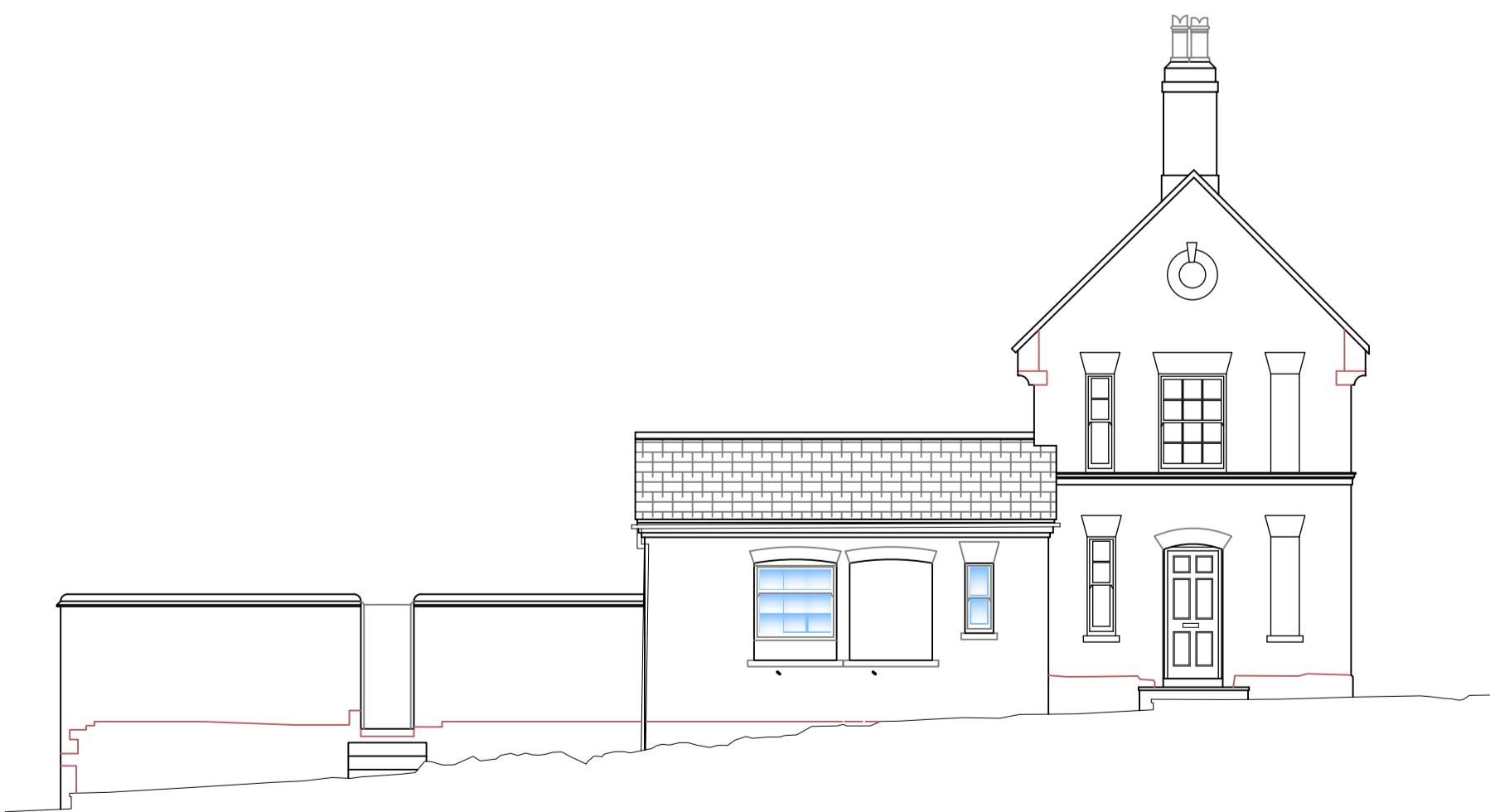
ELEVATION H



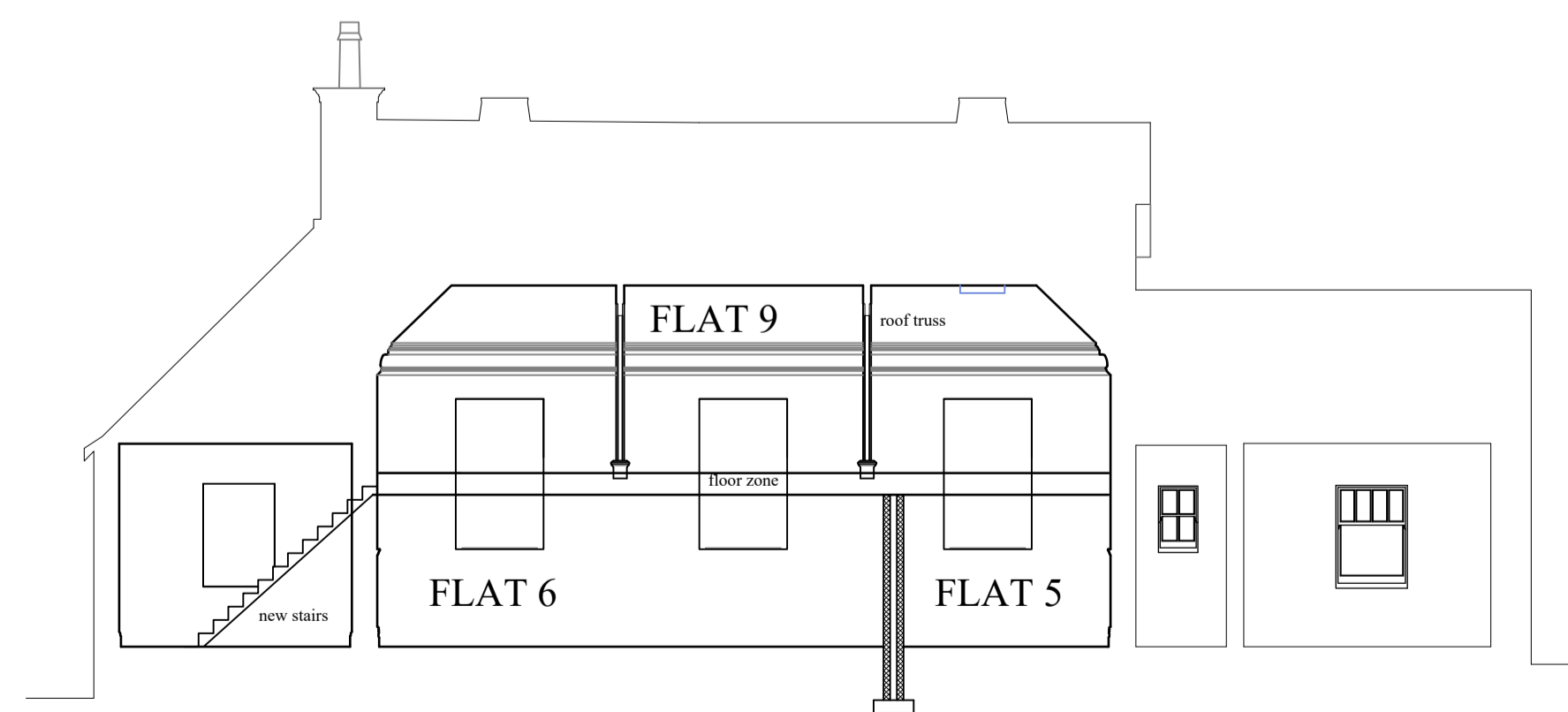
ELEVATION J



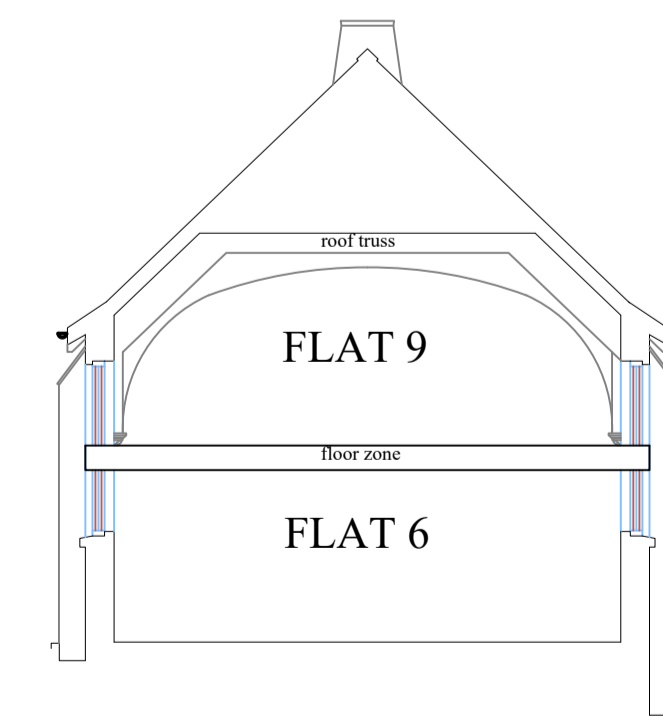
ELEVATION K



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

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

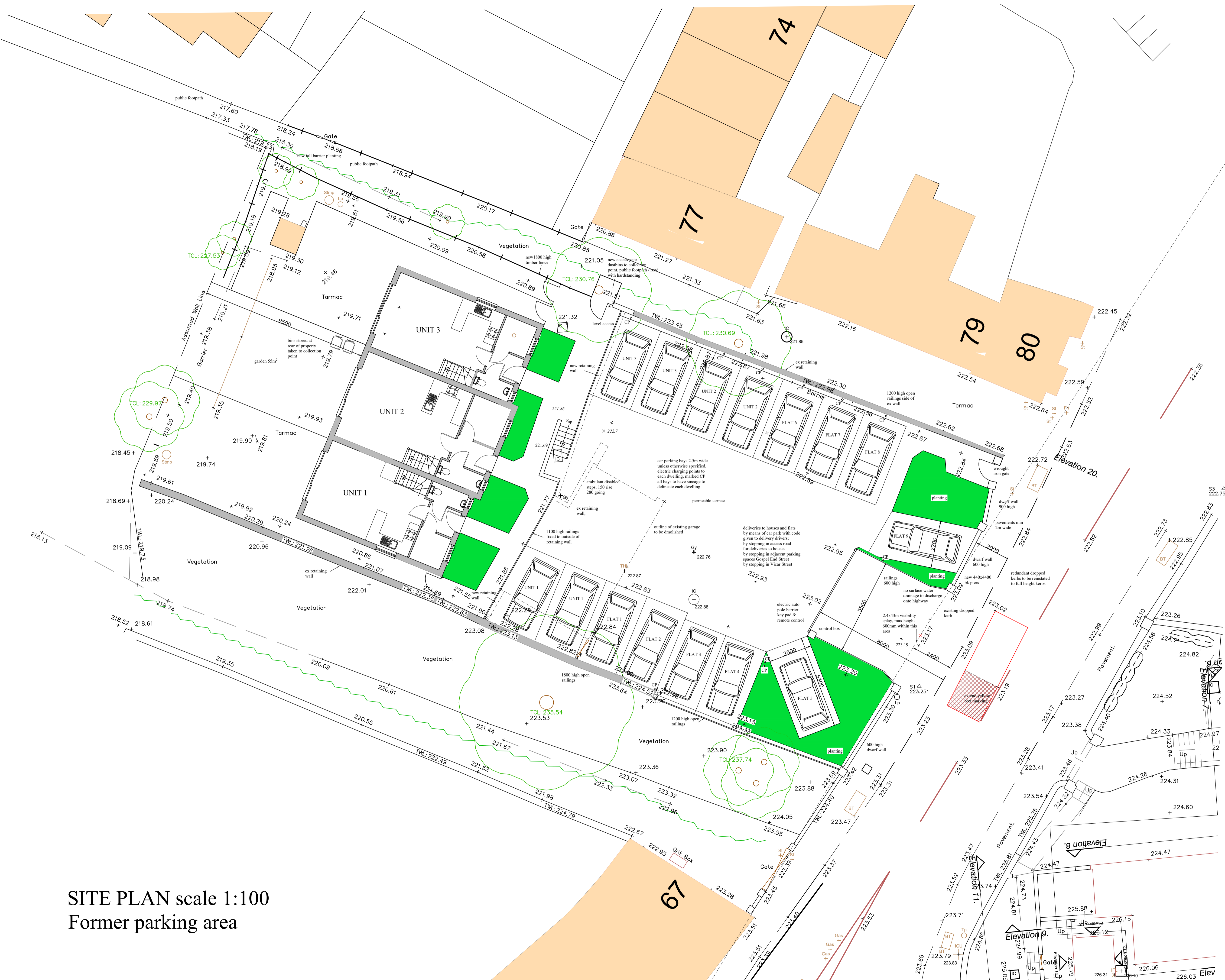
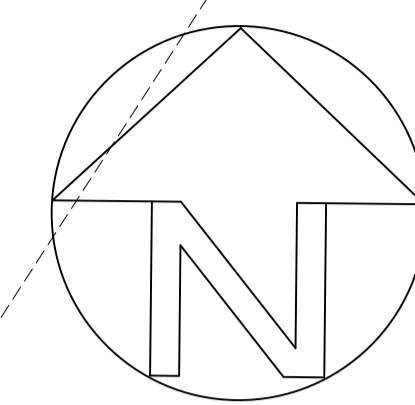
Scale 1:100 @ A1 Date October 2021

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Plot Date

Drawing No. 1867/23 Revision

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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**

**AEC**  
Architectural & Engineering Consultants  
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**1867/24** **B**

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