



Planning Committee

Report of Head of Planning and Building Control on 21 June 2021

Plans List Item Number: 2

Reason for bringing to committee

Major Application

Application Details

Location: 3, BRADFORD PLACE, WALSALL, WS1 1PL

Proposal: CONVERSION OF BUILDING TO 35 STUDIO/APARTMENTS

Application Number: 21/0272

Case Officer: Helen Smith

Applicant: Globe Property Limited

Ward: St Matthews

Agent: J Mason Associates Ltd

Expired Date: 26-May-2021

Application Type: Full Application: Major Use
Class C3 (Dwellinghouses)

Time Extension Expiry:

Recommendation

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and to secure S106 to secure an Urban Open Space contribution and subject to:
 - the provision of a Flood Risk Assessment
 - The amendment and finalising of conditions
 - No further comments from a statutory consultee raising material planning considerations
2. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Listed Building Consent subject to conditions.



Proposal

This is a resubmission of previous planning and listed building consent applications that were granted permission in 2018 but not implemented and has now expired.

These two applications seek planning permission (reference no. 21/0272) and Listed Building Consent (reference no. 21/0273) for the conversion of all floors of the building known locally as Globe House being the former Institute of Science and Art building constructed in 1888.

The proposal seeks consent to convert the building into 35 no. residential units comprising the following;

- 10 no. one bedroom apartments and
- 25 no. one bedroom studios

The site has one point of access from Bradford Place into a small car park which can accommodate 10 parking spaces.

The external appearance of the building will remain largely unaltered. The proposed new metal fire escape staircase with a glazed roof would be sited to the left hand side of the building, the single storey building at the rear will be refurbished and opened up to form a covered outdoor communal garden area and cycle store.

A bin storage area is proposed adjacent to the building to the rear of the car parking area.

The building comprises two main elements; a front facade facing south onto the highway and the Bradford Place bus station and a rear façade facing north towards the Saddlers Centre car park. These two facades are linked by a central corridor on all three floors.

The following documents have been provided to support this application;

Design and Access Statement dated 21/03/17 which states in conclusion;

- Design approach is considered to be the most appropriate and takes due recognition of the site's location and significance as a Grade II Listed Asset.
- Proposal provides a viable use for the building protecting the Heritage Asset for public benefit and the positive benefits of the scheme outweigh any potential harm that could be caused by the subdivision of the building.
- Sustainable location and is consistent with planning policy.

Heritage Statement and Statement of Significance dated July 2017 which states in summary;

- Key building in the Town Centre
- Grade II Listed building in sound condition
- External appearance remains largely as built but there have been several internal changes prior to listing in 2007
- Original layout altered but its original form can still be distinguished
- Large areas of the building are unused
- Asset's significance is high however proposals cause less than substantial harm to the asset's significance.
- Any harm is outweighed by the public benefits which include securing the asset's optimum viable use

Site and Surroundings

Globe House is located within Walsall Town Centre. The application site is situated within the Bridge Street Conservation area which is listed on the heritage at risk register as 'very bad' but improving. The application building is a three storey Victorian building constructed of brick which is painted, with lancet windows to the second floor and altered rectangular windows to the 1st floor and a later 20th Century anodised aluminium shopfront to the ground floor. The site is in a prominent town centre location fronting Bradford Place which contains a number of listed buildings overlooking this area where the centre point is the War Memorial Cenotaph

The building is Grade II Listed and has a high architectural quality. It has been altered and re-used a number of times throughout its history with the exterior of the building remains largely intact. It was originally used for educational purposes and contained several large

open plan rooms used as teaching/classroom spaces, the building has been considerably divided up to accommodate different functions over time, and at present it mainly consists an office type layout. There is a small car park to the side that can accommodate ten vehicles.

At the rear of the site is a disused triangular shaped building that follows the site boundary along what was the course of the River Tame. The site lies within a designated Flood Zone 2.

There are bus stops in front of the building with the bus and railway stations within walking distance.

Relevant Planning History

17/1056 - Conversion of building to 35 studio/apartments – GSC 21/03/18

17/1057 - Listed Building Consent: Proposed conversion to create 35 apartments – GSC 21/03/18

06/1654/LB/W3 – Listed Building Consent: Internal alterations – Granted 20/12/06

04/1553/FL/W5 - Change of Use from Class C2 to Class A2 (Office Use to locate our offices) – GSC 17/09/04

Relevant Legislation and Policies

Legislative Context

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) In considering whether to grant listed building consent for any works the local planning authority shall 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.

66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

72 (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 7 – Ensuring the vitality of town centres**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 9 – Promoting sustainable transport**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 14 – Meeting the challenge of climate change, flooding and coastal change**
- **NPPF 16 – Conserving and enhancing the historic environment**

On **planning conditions**, the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm.

Reducing Inequalities

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- 3.13 to 3.15 Building Conservation & Archaeology
- GP2: Environmental Protection
- GP3: Planning Obligations
- GP5: Equal Opportunities
- GP6: Disabled People
- ENV10: Pollution
- ENV25: Archaeology
- ENV27: Buildings of Historic or Architectural Interest
- ENV28: The 'Local List' of Buildings of Historic or Architectural Interest
- ENV35: Appearance of Commercial Buildings
- ENV40: Conservation, Protection and Use of Water Resources
- S1: Definition of Town Centre Uses
- S2: The Hierarchy of Centres
- S4: The Town and District Centres: General Principles
- S8: Housing in Town Centres
- T7 - Car Parking
- T8 – Walking
- T9 – Cycling
- T10: Accessibility Standards – General
- T11: Access for Pedestrians, Cyclists and Wheelchair users
- T12: Access by Public Transport (Bus, Rail, Metro and Ring and Ride)
- T13: Parking Provision for Cars, Cycles and Taxis

Black Country Core Strategy

- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- 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
- CEN8: Car Parking in Centres
- TRAN2: Managing Transport Impacts of New Development
- TRAN5: Influencing the Demand for Travel and Travel Choices
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality
- ENV5: Flood Risk, Sustainable Drainage Systems and Urban Heat Island

- ENV6: Open Space, Sport and Recreation
- ENV7: Renewable Energy
- ENV8: Air Quality

Walsall Site Allocation Document 2019

- HC2: Development of Other Land for Housing
- EN3: Flood Risk
- EN5: Development in Conservation Areas
- T4: The Highway Network

Walsall Town Centre Area Action Plan 2019

- AAP1: Walsall Town Centre Boundary
- AAPS1: Primary Shopping Area
- AAPB1: Office Development
- AAPLV1: Residential Developments
- AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness
- AAPLV6: Securing Good Design
- AAPLV7: Enhancing Public Realm
- AAPT5: Car parking

Supplementary Planning Documents Designing Walsall

- DW1 Sustainability
- DW2 Safe and Welcoming Places
- DW3 Character
- DW4 Continuity
- DW6 Legibility
- DW7 Diversity
- DW8 Adaptability
- DW10 Well Designed Sustainable Buildings

Air Quality SPD

- **Section 5 – Mitigation and Compensation:**
- Type 1 – Electric Vehicle Charging Points
- Type 2 - Practical Mitigation Measures
- Type 3 – Additional Measures
- 5.12 - Emissions from Construction Sites
- 5.13 – Use of Conditions, Obligations and CIL
- 5.22 – Viability

Other Policy/guidance:

- National Design Guide
- Historic England Good Practice Advice Note1: Conservation Area Designation, Appraisal and Designation.

- Historic England Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment.
- Historic England Good Practice Advice Note 3: The Setting of Heritage Assets.
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.
- Black Country Historic Landscape Characterisation (2009)

Consultation Replies

Clean and Green – No objections and waste should continue to be collected at the entrance to the parking area, if approved.

Conservation Officer – No objections pending receipt of satisfactory additional information which can be secured by planning conditions.

Environment Agency – No objections but comment that the site is within Flood Zone 2 and their standing advice should be applied to the development

Fire Officer – No objections subject to compliance with Approved Document B, Volume 1, Dwellings, 2019, if approved.

Highways England – No objections

Historic England – Concerns raised advising further clarification is needed and advice can be sought from them if required. This matter forms part of the proposed planning conditions.

Housing Standards – No objections and advise that the building will need to be converted to at least 1991 Building Regulations to prevent it being classed as a licensable HMO if approved. The minimum floor area for a studio flat is 19.5m².

Housing Strategy – No objections

Lead Local Flood Agency – No comments received

Local Highways Authority – No objections

Natural England – No comments

Police – No objections and recommends the principles of Secured by Design. An informative note can be included for the applicants.

Pollution Control – No objections subject to the inclusion of planning conditions in respect of acoustic mitigation, mechanical ventilation and the provision of an electric vehicle charging point, if approved.

Severn Trent Water – No objections subject to the inclusion of planning conditions in respect of the disposal of foul and surface water.

Representations

None

Determining Issues

- Heritage Asset
- Conservation Area
- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Air Quality and Noise
- Flood Risk
- Safety and Security
- Parking and Access
- Planning Obligations
- Local Finance Considerations

Assessment of the Proposal

Heritage Asset

The former Walsall Science and Art Institute is a handsome three storey brick building with stone detailing characteristic of the late 19th century 'civic' buildings in Walsall. The building makes a highly significant contribution to the surrounding townscape and has been listed at Grade II since 2004.

The proposed site area is also located within the Bridge Street Conservation Area, which was originally designated in July 1983.

Therefore under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Walsall Borough Council as the local planning authority have a statutory duty to pay special regard to the desirability of preserving the special historic and architectural character of the listed building, as well as its setting, and they must also demonstrate that they have paid special regard to the desirability of ensuring that the new development preserves or enhances the character and appearance of the Bridge Street Conservation Area, when considering the impacts that the proposed development would have on both designated heritage assets.

This application seeks to re-apply to implement a major scheme of renovation and alteration ultimately resulting in a residential conversion providing 35 individual studio flats. The previous 2018 permissions have lapsed and can no longer be implemented.

The aim of this application is to provide a future sustainable use for an impressive building that is at present struggling to maintain itself as a commercial property through under use and low occupation levels. The principle of this application is positive, as subdividing the building into flats would appear to be not just a sustainable use given the building's central location close to the town's amenities, but also the best alternative use of ensuring that this important historic building remains to be utilised and maintained.

The Council's Conservation Officer has raised concerns regarding the number of units proposed at 35 however the number of units have previously been accepted under the previous planning permission and listed building consent. However, since these permissions were granted the NPPF has been revised in 2019 and Historic England have published advice note 12, statements of heritage significance.

Following the Conservation Officers site visit to the premise's clarification is required on a number of points in connection with the proposed works which would impact upon the historic fabric of the building. These include the following components of the proposed development;

- Thermal Insulation
- Sound Insulation
- Fire Separation
- Ventilation and Foul/Water Pipes
- Rainwater Goods
- Electrical and Heating Services
- Main and internal original doors, and windows
- Internal Partitioning
- Decorative Railings
- Removal of stained glass arches above existing internal entrances
- Existing Fixtures and fittings
- Mortar Replacement
- TV Signal Connection e.g. aerials, satellite dishes etc.
- Associated Works

Heritage Assessment

Paragraph 189 of the NPPF requires *'an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets*

assessed using appropriate expertise where necessary'. A heritage Statement has been submitted with the application, which highlights the significance of the building.

Paragraph 190 of the NPPF states *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'*. Globe House, the former Science Institute has:

- Architectural and Artist Interest through the design of the three storey building with a basement, in red bricks in an English brick bond, with buff terracotta dressings, symmetrical Gothic frontage, square shouldered windows on the ground floor, lancet windows at second floor and traceried windows at third floor, octagonal turrets with bear staffs, slate roof and octagonal timber louvered air vents. The construction, craftsmanship and decoration of this Grade II listed building has significant architectural and artist interest.
- Archaeological Interest in that it holds evidence of past human activity worthy of expert investigation at some point.
- Historical Interest in interest in past lives and events.

The Institute of Science and Art has high heritage significance. Bridge Street Conservation Area is listed on the heritage at risk register as 'very bad' but improving.

Paragraph 192 of the NPPF states *'local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'*.

Only a small proportion of the site is currently used with the basement, part of the ground floor and upper floors remain vacant.

The proposal would put the heritage asset into a viable use consistent with its conservation through repurposing it for a use that will allow the full re-use of this heritage asset.

The proposal would contribute to the regeneration of the area and enhance the vitality and viability of this part of the town centre and the conservation area, Bridge Street, which is currently listed on the Heritage at Risk Register. The proposal is considered would have a positive contribution to the local character and distinction.

Paragraph 193 of the NPPF state *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.

Great weight is given to the asset's conservation through securing additional information through planning conditions to safeguard the significance of this listed building. To secure the retention of existing features, ensuring works are reversible and the new works have minimal harm to the significance of the listed building. The conversion of the listed building into flats would have less than substantial harm to its significance, whilst, there is a

concern about the number of units to be provided, the harm to the heritage asset can be controlled through suitably worded planning conditions.

Paragraph 196 of the NPPF states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

There is only one use for this building, the conversion into residential, as such under planning practice guidance note, this is the optimum viable use for the site. Planning Practice Guidance also states, *'Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised'*.

Practical Planning Guidance also states, *'Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development'*. The public benefits of the building is a planning assessment as to whether this is the right development at the right time in terms of sustainable and economic development.

Historic England have sought clarification on a number of points to do with the proposed works and it is advised that these clarifications are provided.

The bin store is located to the side of the premises, this would unduly harm the setting of the listed building and as such a more discreet location should be considered.

The car park is existing and remains, it is not clear whether there are any proposals to resurface this as such details will be secured by planning condition.

The proposal illustrates the existing building towards the rear of the site to be converted into a cycle store and covered garden area. It is not clear why the doors and windows are to be removed or the extent of works involved to bring these buildings into a useable state. As such, details will be secured by planning condition.

A landscaping plan will also be sought to enhance the setting of the listed building from the existing car parking area.

On balance, the scheme can be supported subject to details being submitted by the following planning conditions to fully assess the harm to the significance of this listed building.

Principle of Development

The principle of residential development of this building was established in 2017/18 when planning consent was approved for the same scheme.

This is a Town Centre location, UDP policy S8 supports housing within the Town Centres providing it supports the centre's retail, commercial and leisure functions including the growth of the evening economy. The applicant has also provided sufficient evidence to suggest that there is not an oversupply of this type and scale of accommodation in this area and therefore there is a demand for such. Furthermore, in this case its location would support the evening economy particularly with the closeness of local bars and nightclubs on Bridge Street whilst preserving the character and appearance of the Conservation Area.

The Area Action Plan policy AAPLV1 supports residential use as long as it accords with policy AAPB1. AAPB1 encourages the use of upper floors for offices.

While policy seeks for upper floors to be offices, this is only encouraged and not an outright policy requirement. Saved UDP policy S8 and AAP policy AAPLV1 supports housing in the Town Centre. The loss of office space would not prejudice the centre's retail, commercial and leisure functions. The NPPF recognises that residential development can play an important role in ensuring the vitality of centres and also states that housing applications should be considered in the context of the presumption in favour of residential development. This is considered to be a highly sustainable location.

Housing Strategy have confirmed that as this is a proposal for conversion it is not eligible for an affordable housing contribution, due to vacant building credit.

On balance, the use would not prejudice the function of the Town Centre, with a sympathetic external renovation of the building making a positive impact to the immediate location and the town centre.

Character and Appearance of the Area

The site falls within the Bridge Street Conservation Area. The immediate area is characterised by a mix of shops and commercial properties and mostly being three storeys in height. In the past several upper floors have been granted planning permission for residential conversions particularly along Bradford Street.

As such the conversion to residential in this location is considered to reflect some of the emerging character of the area and street scene.

With the exception of a new proposed external fire escape staircase with a lightweight glass roof there are limited alterations proposed with as much of the original features and structure being retained. The finer detail of the proposed works can be secured by planning conditions that meet the 6 tests.

Residential Amenity

The flats are laid out to provide adequate self-contained amenities for future occupiers and an existing external annex to the rear will provide a separate covered garden area. In addition, the application site is within one kilometre (0.5mile) of the Walsall Arboretum where there are a range of outdoor facilities available. Additionally, the residents have easy walking distance to the town centres shops, restaurants and the Waterfront cinema which contributes to the future resident's amenity.

This is a town centre location with commercial properties, shops, bars and entertainment venues nearby on Bradford Place. There are residential properties above a number of units along Bridge Street and Bradford Street, residential occupiers who seek to live in

town centres will be aware that this environment is usually has a higher level of background noise which is not the same as suburban locations. Under the circumstances it is considered that on planning grounds subject to safeguarding conditions regarding noise assessment and air quality mitigation measures to ensure a satisfactory residential environment for future occupier's is attained.

The minimum floor area for a studio flat is 19.5m² as advised by housing standards and this development exceeds this requirement with the small studio measuring 22.5m² floor area.

Air Quality and Noise

The property fronts the busy Bradford Street bus station interchange, one of the main bus routes into and out of the town. The neighbouring properties include hot food takeaways, shops, nightclubs, offices, and medical facilities. There is also a high likelihood of buses and taxis to be parked outside these premises, quite often with their engines left running.

Pollution Control has concerns that the location will give rise to significant noise emissions and air quality which could have an impact on future occupiers of the proposed residential units.

With regard to air quality the Council's Pollution Control Team accepts the Applicant's intention to provide mechanical ventilation, with air intake being provided at height, thus reducing the potential for future occupants to be significantly affected by external poor air quality. It is recommended that the Ventilation System include filters on the air suction intake to mitigate particulates and nitrogen dioxide.

The Design and Access Statement indicates that 10 car parking spaces will be available to future occupants; it is therefore required that the development features one electric vehicle charging point to comply with the requirements of the Black Country Air Quality Supplementary Planning Document.

With regards to noise Pollution Control the Applicants would need to install acoustic glazing. Pollution Control is of the opinion that the installation of a sealed glazing system having significant acoustic reduction properties (including requisite attention to the frames and reveals) can be acceptable. Pollution Control considers that the glazing to the front of the building facing the bus station must achieve a minimum sound reduction, R_w , of 45 dB. Other glazing elements that do not face the bus station area are required to achieve a minimum sound reduction, R_w , of 38 dB. The precise details to this end need to be agreed in writing with the Local Planning Authority prior to installation and independent validation of installation provided to the Local Planning Authority prior to the development being brought into use. Additionally, a suitable mechanical ventilation system is required catering for background and purge requirements. This will provide acoustic and air quality safeguarding for future tenants/residents by obviating any need to open windows.

The Black Country Air Quality Supplementary Planning Document requires the installation of electric vehicle charging points. It is recommended that the Applicant provide further information on how they will comply with the requirements which can form part of a planning condition that meets the 6 tests.

Pollution Control requires that acoustic mitigation measures coupled with suitable mechanical ventilation are agreed and implemented prior to the development being brought into use and electric vehicle charging is facilitated in accordance with the Black Country Air Quality SDP. As such it is proposed to include safeguarding conditions to address this and it is considered that any mitigation measures shall need to be satisfactorily accommodated into the fabric of the listed building without any impact on the heritage asset or its features.

Flood Risk

The application site is located within Flood Zone 2 and the Environment Agency has advised that their standing advice will apply. The applicants will be required to provide a flood risk assessment and if this is received before planning committee the information will be added to the supplementary report.

Safety and Security

This part of the town has suffered with anti-social behaviour and criminality. The re-use of the building for residential purposes is considered to be a positive step to helping reduce some of these issues. Residents coming and going to their homes, plus overlooking from the flats adds passive surveillance of the locality and also the car park area to the side. In addition, secure by design principles for the building's security can be imposed via a suitably worded safeguarding condition that meets the 6 tests. This will also protect the safety of the future occupiers from opportunist crime given the close proximity of the bus station.

Parking and Access

This is a highly sustainable town centre location within walking distance of shops, health and leisure facilities including places of employment. Bradford Place bus station is immediately outside the front of the application site. In addition, the railway station is within 400ms walking distance of the application site.

Whilst the conversion from the existing office building into 35 flats Provides 10 car parking spaces, for comparison purposes, UDP T13 parking policy based upon a GFA of about 1600sqm, the existing B1(a) office use requires a maximum of 60 spaces, compared to the proposed flats equating to 59 spaces. Therefore, in parking terms the demand is roughly the same between the two uses having no greater impact on the town.

UDP Policy H3 allows for a flexible approach in the application of parking standards for the conversion of appropriate buildings into residential.

There are a number of public car parks within walking distance, including the Saddlers Centre.

Access to the site should remain as existing in order not to have an impact on the existing bus station or any future developments around the bus station.

The Local Highways Authority consider that the submitted details are acceptable and require planning conditions to require the cycle shelter facility and the demarcation of the car park to be undertaken prior to occupation.

On balance and in view of the above the development is considered will not have severe transportation implications, the site has good access to sustainable means of travel and is supplemented by sufficient off-street parking to meet the needs of the development as such it is acceptable in accordance with NPPF para 32.

Planning Obligations

The development for 35 apartments would trigger the open space SPD generating a potential contribution of £24,535.00 for Urban Open Space. If committee members agree to an open space contribution ward members will be consulted on consideration of where this is to be spent.

As such it is recommended that the proposal is granted subject to securing the open space contributions through a Section 106 Agreement.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 35 new homes.

The Government has indicated that, for 2019-20, it will award approximately £1,000 per dwelling per year, plus a further £350 for each affordable dwelling, for each net additional dwelling provided. The payment is made each year for a period of 4 years from completion of the dwelling. In 2019-20 the total payments, taking account of completions over the last 4 years, are expected to amount to £2,911,601.

The weight that should be given to this, including in relation to other issues, is a matter for the decision-maker.

Conclusions and Reasons for Decision

In weighing the material planning considerations, taking into account the local and national planning guidance, it is considered the proposal would put this heritage asset into a viable use, consistent with its conservation, by re-purposing it which will allow the full re-use of this heritage asset. It is considered that the proposal would contribute to the regeneration of the area and enhance the vitality and viability of this part of the town centre and the conservation area, Bridge Street, which is currently listed on the Heritage at Risk Register. The proposal is considered would have a positive contribution to the local character and distinction.

On balance, it is considered that the proposed residential use would not prejudice the function of the Town Centre, with a sympathetic external renovation of the building making a positive impact to the immediate location and the town centre.

The proposed flats are considered would provide adequate self-contained amenities for future occupiers and an existing external annex to the rear will provide a separate covered garden area. The application site is within one kilometre (0.5mile) of the Walsall Arboretum where there are a range of outdoor facilities available. Under the circumstances it is considered that on planning grounds, subject to safeguarding conditions regarding works to the listed building, noise assessment and air quality mitigation measures to ensure a satisfactory residential environment for future occupier's, the proposal is considered acceptable.

The use of safeguarding conditions that meet the 6 tests: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and reasonable in all other respects within the national planning guidance are fully met.

As such the development is considered to meet the aims and objectives of the National Planning Policy Framework (para's 127, 189, 190, 192, 193 and 196), policies CSP4, HOU2, CEN1, CEN2, CEN4, CEN8, TRAN2, TRAN5, ENV2, ENV3, ENV5, ENV6, ENV7 and ENV8 of the Black Country Core Strategy and saved policies 3.13 to 3.15, GP2, ENV10, ENV25, ENV27, ENV28, ENV32, ENV35, ENV40, S1, S2, S4, S8, T7,T8, T9, T10, T11, T12 and T13 of Walsall Unitary Development Plan; Walsall's Site Allocation Document Policies HC2, EN3, EN5 and T4: Walsall's Area Action Plan Policies AAP1, AAPS1, AAPB1, AAPLV1, AAPLV5, AAPLV6, AAPLV7 and AAPT5 and Supplementary Planning Documents Designing Walsall and Air Quality.

Taking into account the above factors it is considered that the application should be recommended for approval. The economic and social benefits in this instance are considered would not have an unacceptable impact on the environment.

Positive and Proactive Working with the Applicant

Officers have discussed the significance of the proposals with the applicant's agent and discussed the process for determining this application. In response to this advice relevant supporting information and plans have been submitted to enable support to be given to the scheme.

Recommendation

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and to secure S106 to secure an Urban Open Space contribution and subject to:

- the provision of a Flood Risk Assessment
- The amendment and finalising of conditions
- No further comments from a statutory consultee raising material planning considerations

2. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Listed Building Consent subject to conditions.

Conditions and Reasons

Planning Conditions and notes for the applicant have been separated below for the Planning and Listed Building Consent applications respectively below;

Planning Application Conditions – Reference no. 21/0272

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

- Existing Elevations, drawing no. 1986-02, deposited 24/02/21
- Existing Plans, drawing no. 1986-01, deposited 24/01/2021
- Proposed Elevations, drawing no. 1986-04B, deposited 24/02/21
- Proposed Plans, drawing no. 1986-03A, deposited 24/02/21
- Site Plan/Location Plan, drawing no. 1986-06B, deposited 02/06/21
- Rear Annex, drawing no. 1986-05A, deposited 02/06/21
- Design and Access Statement by JMA, dated 21/03/17, deposited 24/02/21
- Statement of Significance by dbp, dated July 2017, deposited 24/02/21
- Indicative Ventilation Layout, drawing no. 1986-15, deposited 24/02/21

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: a) Prior to commencement of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority of measures to be implemented in order to secure and protect the following interior features from damage or theft

- Staircases; balustrades/handrails;
- Fire places/chimney-pieces; decorative plaster and work;
- Doors; door cases.

3: b) The approved measures shall remain in place for the duration of the construction/ alteration work hereby permitted. Any future works following the conversion, involving the removal or changes to any of the heritage features will require separate listed building consent.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

4: a) Prior to commencement of the development hereby permitted details and to ensure that precautions are taken to secure and protect the interior and exterior features during the building work, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Chimney-pieces; cast guttering and hopper-heads;
- Stair balusters and handrails; windows containing historic window glass;
- Vulnerable surfaces and finishes.

4: b) Any agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently, except as indicated on the approved drawings.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

5: a) Prior to the commencement of development hereby permitted drainage plans for the discharge of surface water and disposal of foul sewerage and all existing and proposed underground services and sewers shall be submitted in writing to and approved in writing by the Local Planning Authority.

5: b) The development shall not be carried out otherwise than in accordance with the approved details and the approved drainage shall thereafter be retained as installed for the lifetime of the development.

5: c) The development hereby permitted shall not be occupied until the approved drainage has been installed in accordance with the approved plans.

Reason: To ensure the development is provided with a satisfactory means of drainage and/or to reduce the risk of creating or exacerbating a flooding problem and/or to minimise the risk of pollution and/or to safeguard water quality from fuels, oils and other chemicals from the site in accordance with NPPF10, BCCS Policy ENV5 and saved Walsall's Unitary Development Plan policy GP2 and ENV40.

6: a) Prior to commencement of the development hereby permitted details of landscaping including both hard and soft landscape works, and earthworks shall be submitted in writing to and approved in writing by the Local Planning Authority.

6: b) Prior to occupation of the development hereby permitted the approved landscaping details shall be carried out.

6: c) If within a period of 5 years from the date of the planting of any trees shrubs or plants, that tree shrub or plant, or any tree shrub or plant planted in replacement for it, is removed, uprooted, destroyed or dies and or becomes seriously damaged or diseased in that period another tree shrub or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interests of the visual amenities of the area in accordance with saved policies ENV17 and ENV33 of Walsall's Unitary Development Plan.

7: a) Prior to commencement of the development hereby permitted details of the Mechanical Ventilation System for the development shall be submitted in writing to and agreed in writing by the Local Planning Authority

7: b) Prior to first occupation the agreed Mechanical Ventilation System shall be implemented, and an independent written validation report shall be provided to the Local Planning Authority confirming implementation of the agreed mitigation measures.

7: c) The approved and validated agreed Mechanical Ventilation System shall be retained and maintained for the lifetime of the development.

Reason: In order to protect the amenities of the future occupiers of the premises.in compliance with Policies GP2 and ENV32 of the UDP

8: a) Notwithstanding the bin store details submitted and prior to the commencement of development hereby permitted, a revised plan showing the location of a bin store within the cycle store shall be submitted to and approved in writing by the local planning authority.

9: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved bin store location.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

10: a) Prior to first occupation of the development hereby permitted details of electric vehicle charging points, to be provided for the development shall be submitted in writing to and agreed in writing by the Local Planning Authority.

10: b) Prior to first occupation of the development the approved electric vehicle charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime 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 and DEL1 of the Black Country Core Strategy

11: a) Prior to the first occupation of the development hereby permitted details of an Acoustic Mitigation scheme to be provided for the development shall be submitted writing to and agreed in writing by the Local Planning Authority

11: b) Prior to first occupation the agreed acoustic mitigation measures shall be implemented and an independent written validation report shall be provided to the Local Planning Authority confirming implementation of the agreed mitigation measures.

11: c) The approved and validated acoustic mitigation measures shall be retained and maintained for the lifetime of the development.

Reason: In order to protect the amenities of the future occupiers of the premises.in compliance with Policies GP2 and ENV32 of the UDP.

12: a) Prior to occupation of the development the parking spaces shall be provided in accordance with the approved details and shall thereafter be retained for the sole use of parking and for no other purpose for the lifetime of the development.

Reasons: In the interests of highway safety in accordance with saved policies GP2 and T13 of Walsall's Unitary Development Plan.

13: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revising, revoking or succeeding that Order with or without modification, no extensions or additions as defined by Schedule 2, Part 1 development within the curtilage of a dwelling house;

-Class H (microwave antenna)

Shall be installed in any part of this development.

To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

Listed Building Application Conditions – Reference No. 21/0273

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

- Existing Elevations, drawing no. 1986-02, deposited 24/02/21
- Existing Plans, drawing no. 1986-01, deposited 24/01/2021
- Proposed Elevations, drawing no. 1986-04B, deposited 24/02/21
- Proposed Plans, drawing no. 1986-03A, deposited 24/02/21
- Site Plan/Location Plan, drawing no. 1986-06B, deposited 02/06/21
- Rear Annex, drawing no. 1986-05A, deposited 02/06/21
- Design and Access Statement by JMA, dated 21/03/17, deposited 24/02/21
- Statement of Significance by dbp, dated July 2017, deposited 24/02/21
- Indicative Ventilation Layout, drawing no. 1986-15, deposited 24/02/21

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: Notwithstanding the submitted plans, prior to the commencement of development hereby permitted, revised plans shall be submitted highlighting the exact position and location of the following:

- i. The existing iron railings outside the entrance doors on Bridgeman Street.
- ii. Existing foul water pipes

- iii. Proposed foul water pipes
- iv. Existing rainwater goods
- v. Proposed rainwater goods
- vi. Proposed kitchen and bathroom vents
- vii. Proposed television aerials
- viii. Heating flues
- ix.

Reason: To ensure there is an accurate illustrative record of the exterior of the listed building as it currently exists and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

4: a) Prior to the commencement of development hereby permitted, a full phasing plan for the proposed works has been submitted to and approved in writing by the local planning authority.

4: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved phasing plan.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

5: Prior to the commencement of development hereby permitted, a 'building recording survey' in accordance with Historic England's Understanding Historic Buildings: A guide to good recording practice (2006) to Level 3 shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the recording shall be undertaken by an accredited archaeologist.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

6: a) Prior to the commencement of development hereby permitted, a written inventory of the retention of significant internal and external fixtures including fire places, cast rainwater good, hoppers, stained glass windows, stairwells, balustrades, ironwork and other significant details, which shall also be identified on a corresponding plan shall be submitted in writing to and approved in writing by the local planning authority.

6: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved inventory of retention of significant internal and external fixtures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

7: a) Prior to the commencement of development hereby permitted, a section drawing for the subdivision works for each floor shall be submitted in writing to and approved in writing by the local planning authority.

7: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved inventory of retention of significant internal and external fixtures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

8: a) Prior to the commencement of development hereby permitted, notification shall be given in writing to the Local Planning Authority twenty one days prior to removal of the internal suspended ceilings in order to allow a visual inspection to be undertaken.

8: b) Should the visual inspection by the local planning authority discover original plasterwork on the ceiling, details of the method to install fire/sound/noise insulation to safeguard these decorative plasterwork details shall be submitted in writing to and approved in writing by the Local Planning Authority.

8: c) The development hereby permitted shall not be carried out otherwise than in accordance with the approved fire/noise and sound insulation measures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

9: a) Prior to the commencement of development hereby permitted, a method statement for the implementation of the scheme shall be submitted to and approved in writing by the local planning authority. The method statement shall be structured so as to reflect the works of the various trades that will be instructed during the implementation of the scheme and shall set out the following, as is relevant:

- i. Investigative works required;
- ii. Protective measures to be put in place to preserve features to be retained;
- iii. Tools and equipment to be used and how they will be used;

- iv. Method of demolition and dismantling to be undertaken, including removal of the existing external staircase;
- v. Strategy, extent, form and fixing of scaffolding - any scaffolding shall be freestanding and not fixed to the building;
- vi. All temporary works;
- vii. Location and form of temporary storage of historic materials removed and to be reinstated;
- viii. Type and fixing of safeguarding measures to historic fabric during implementation of works including shoring, protective packing and screening; and
- ix. Measures for repair and remediation.

9: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved method statement.

9: c) The approved method statement shall be made available to all contractors. The contractors shall be instructed of the implementation of the approved works and its agreed strategies which shall be adhered to throughout the implementation of the approved scheme.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

10: a) Prior to the commencement of development hereby permitted, a full strategy for repair of the historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt this shall include the following:

- i. Repair to bricks: Including the type and density, bonding and fixing, stitching together and or surface finishing
- ii. Repair to timber: Including the type and density, joints of joinery/carpentry, fixing (nails, pegs and/or adhesives) and finish
- iii. Repair to glass: Including the type, fixture and finish.
- iv. Repair and cleaning of existing ironmongery in the entrance of the building on Bridgeman Street and on the Bridgeman Street frontage: Including the type of metal, form, structural integrity, composition, fixing, joints and finish, the method of cleaning, new paint finish including manufacturers details,
- v. Repair to plasterwork: Including the plaster mix, application (coats), substructure, decoration and finish.
- vi. Repair to stone: Including the type and density, bedding, fixing, surface finishing and arrangement.
- vii. Repair to terracotta: Including the type and density, bedding, fixing, surface finishing and arrangement.
- viii. Repair to the roof: Including slates details, fixing, bedding

10: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved strategy for repair.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

11: a) Prior to the commencement of development hereby permitted, full architectural and specification details (at a scale of 1:10) shall, which shall be referenced to the phasing plan (condition 4a) shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The method of repair of existing timber windows, including repairs to the glazing bar/, opening mechanism, handles, latches, locks and frame dimensions and arrangement and the insertion of any new timber materials,
- ii. Secondary glazing: Overall design and how it relates to the principal window, glazing bar and frame dimensions and arrangement, materials, reveal, opening mechanism, handles, latches and locks;
- iii. Doors (new and altered, internal and external): Overall design, dimension of frames/architraves, arrangement of materials and individual components and members, materials, reveal, opening mechanism, handles, latches and locks;
- iv. Rainwater goods, including the repair and replacement of missing rainwater goods: Design, location, materials, finish, fixing and the method of repair;
- v. New masonry and repointing works: The position, form and bonding of masonry and the areas where repointing works will be undertaken,
- vi. New external staircase: Materials, colour and finish, design of tread and riser, balustrade and rail, structural form and fixing to principal structure;
- vii. New internal joiners (skirting, ducting, and architraves): Design, materials, position, fixing and colour finish;
- viii. New plasterwork (ceilings, walling and decoration): Form, composition and application, plaster mix, location of application, number and type of coats and decorative use.
- ix. Emergency lighting and signage: Design, location, material of the signs and lighting, the level of illumination, the method of fixing, type of tools to be used to fix emergency signage and lighting, position and external finish of the lighting and signage.
- x. Air vent towers: the method of repair of the timber louvres, method of repair to the roofing material, details of any colour finishes.

11: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved architectural specifications for existing windows, secondary glazing, door, rainwater goods, internal joiners, new external staircase and new plasterwork.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66

and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

12: a) Prior to the commencement of development hereby permitted, details illustrating how the existing internal doors with arch stained glass windows above to the rooms leading off the main corridors are to be retained within the listed building shall be submitted to and approved in writing by the local planning authority.

12: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved retained internal door and stained glass details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

13: a) Prior to the commencement of development hereby permitted, details of the kitchen and bathroom extraction vents and heating flues shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The internal location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing the vents to the internal historic fabric and the type of tools to be used to fix the vents onto the internal historic fabric.
- ii. The external location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing to the external historic fabric and the type of tools to be used to fix the vents onto the external historic fabric.
- iii. The location of the heating flues, the material of the proposed heating flues, the method of fixing the heating flues to the historic fabric and the type of tools to be used to fix the heating flues to the historic fabric.

13: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved kitchen and bathroom vents.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

14: a) Prior to the commencement of development hereby permitted, details of the heating system for each of the flats proposed shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The location of the proposed heating system, the type of heating system, the proposed route for any pipework associated with the heating system, the method of installation and the works involved to install the heating system, details as to how the heating system will be fixed to the historic fabric, and the type of tools to be used to fix the historic fabric.

14: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved heating system.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

15: a) Prior to the commencement of development hereby permitted, details of the new foul water pipes shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The type of foul water pipes to be installed on the external fabric of the building, the proposed material of the foul water pipes, the method of fixing the foul pipes to the external fabric of the listed building and the type of tools to be used to fix the foul water pipes to the external historic fabric.
- ii. A plan showing the proposed route of the proposed foul water pipes within the building.

15: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved foul water pipes.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

16: a) Prior to the commencement of development hereby permitted, details show the new internal partitions shall be attached to the existing historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The type of internal partitions to be installed, the material the new partitions will be made from, the method of installation and the types of tools used to install the internal partitions, a details plan at a scale of 1:20 showing how the internal partition walls will be fixed around existing dado rail and ceiling cornices

16: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved internal partition details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

17: a) Prior to the commencement of development hereby permitted, details of how fire, sound and noise insulation will be installed within the listed building shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The type of breathable insulation to be installed, where the insulation will be installed and the method of insulation.
- ii. Where noise, fire and sound insulation will be installed between flats and the implications this would have on the existing door levels, decorative features, existing flooring. How original features will be retained and restored once the insulation has been fitted.
- iii. How fire insulation will be fitted whilst retaining historic ceiling plasterwork, including the method of insulation, what original features will need to be removed, where these will be installed whilst fire insulation is fitted, how the original materials will be attached back to the listed building.

17: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved noise, fire and sound insulation measures.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

18: a) Prior to the commencement of development hereby permitted, a full mechanical and electrical systems strategy and water utilities strategy for the implementation of the scheme hereby permitted shall be submitted to and approved in writing by the local planning authority. The details shall include:

- I. Any proposed trunking to hide cables
- II. The exact location of the proposed trunking
- III. The material of the proposed trunking
- IV. How the trunking will be fixed to the internal historic fabric
- V. The type of tools to be used to fix the trunking to the internal historic fabric;

18: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved mechanical, electrical systems and water utilities strategy.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

19: a) Prior to the commencement of development hereby permitted, details of the exact position and location of television aerials and satellite equipment shall be submitted to and approved in writing by the local planning authority. The details shall include:

- I. The type of television aerial/s and satellite equipment to be fitted, how the television aerial/s and satellite equipment will be fitted to the external historic fabric, the method of fixing, the type of tools to be used to fix the television aerials and satellite dishes.

19: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved aerial and satellite equipment details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

20: a) Prior to the commencement of development hereby permitted, a mortar mix for external masonry work and repointing work shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt all works affecting historic fabric shall use Naturally Hydraulic Lime (NHL) to a specified ratio with sand in accordance with its use and location.

20: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved mortar mix.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

21: a) Notwithstanding the bin store details submitted and prior to the commencement of development hereby permitted, a revised plan showing the location of a bin store within the cycle store shall be submitted to and approved in writing by the local planning authority.

21: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved bin store location.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

22: a) Prior to the commencement of development hereby permitted, details of the refurbishment of the car parking area shall be submitted to and approved in writing by the local planning authority.

22: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved car park refurbishment details.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

23: a) Prior to the commencement of development hereby permitted, details of the conversion of the outbuildings to create the cycle and covered amenity area shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. A survey of the buildings.
- ii. Full elevation drawings and a roof plan.
- iii. Details of the replacement of missing roofing tiles: Including the slate material, fixing and bedding.
- iv. Details of any repair works to the brick: Including the type and density, bonding and fixing, stitching together and or surface finishing
- v. Replacement of glass in the windows: Including the type, fixture and finish.
- vi. New masonry and repointing works: The position, form and bonding of masonry and the areas where repointing works will be undertaken,
- vii. Replacement of timber doors: Including repairs to the glazing bar/, opening mechanism, handles, latches, locks and frame dimensions and arrangement and the insertion of any new timber materials,
- viii. Rainwater goods, including the repair and replacement of missing rainwater goods: Design, location, materials, finish, fixing and the method of repair;

23: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved car park refurbishment details.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

24: a) Prior to commencement of the development hereby permitted details of landscaping including both hard and soft landscape works, and earthworks shall be submitted in writing to and approved in writing by the Local Planning Authority.

24: b) Prior to occupation of the development hereby permitted the approved landscaping details shall be carried out.

24: c) If within a period of 5 years from the date of the planting of any trees shrubs or plants, that tree shrub or plant, or any tree shrub or plant planted in replacement for it, is removed, uprooted, destroyed or dies and or becomes seriously damaged or diseased in

that period another tree shrub or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interests of the visual amenities of the area in accordance with saved policies ENV17 and ENV33 of Walsall's Unitary Development Plan.

25: a) Prior to commencement of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority of measures to be implemented in order to secure and protect the following interior features from damage or theft

- Staircases; balustrades/handrails;
- Fire places/chimney-pieces; decorative plaster and work;
- Doors; door cases.

25: b) The approved measures shall remain in place for the duration of the construction/ alteration work hereby permitted. Any future works following the conversion, involving the removal or changes to any of the heritage features will require separate listed building consent.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

26: a) Prior to commencement of the development hereby permitted details and to ensure that precautions are taken to secure and protect the interior and exterior features during the building work, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Chimney-pieces; cast guttering and hopper-heads;
- Stair balusters and handrails; windows containing historic window glass;
- Vulnerable surfaces and finishes.

26: b) Any agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently, except as indicated on the approved drawings.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

27: The existing timber notice board in the stairwell of the listed building shall be retained in situ in its current location at all times.

Reason: To safeguard the historical association of the site with its original use and to safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

28: No foul water pipe, external kitchen and bathroom vents, heating flues, television aerials or satellite equipment shall be fixed to the front elevation (Bridgeman Street) of this Grade II listed building.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

Notes for Applicant for Planning Application Reference no. 21/0272

1. Police

The applicant may consider the following.

Suitable lighting will provide some security.

Lighting at the levels recommended by BS 5489-1:2020.

External LED lights with daylight sensors to the external walls, particularly by entrances and lighting to parking areas.

Alarm and cctv installers should be approved by NSI, SSAIB or both please see <https://www.nsi.org.uk/> and <https://ssaib.org/>

Recommend security using the principles of Secured By Design.

The applicant may wish to consider crime prevention and home security advice contained within SBD New Homes.

Please see:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NE_W_version_2.pdf

Dwelling entrance door-sets (SBD Homes 2019 page 29, 21.1-8).

PAS 24: 2016 standard doors for houses and apartments.

Consider combined fire and security door-sets. See attached door-set brochure.

Please see: <https://www.securedbydesign.com/guidance/standards-explained>

2. Air Quality

The Air Quality SPD (Section 5.6) advises the following about Electric Vehicle Charging Points:

An external weatherproof and lockable covered 32 Amp external 7 pin charging socket to comply with EN 62196-2 and be compatible with a J1772 Type 2 connector. The charging unit should feature a Mode 3 (IEC 61851) communication module.

Wherever possible the power supply and charging point should both be phase 3 compatible and be located near the parking area for each dwelling. Where only single-phase power supply is available the charging unit should be capable of handling 3-phase power if supply is subsequently upgraded.

Each charging unit to be supplied by its own independent radial circuit.

Further information on Electric Vehicle Charging Points and the necessity to provide these can be found in the following:

- West Midlands Low Emissions Towns and Cities Programme, Good Practice - Air Quality Planning Guidance,
- Black Country Air Quality Supplementary Planning Document (SPD),
- General Procurement Guidance for Electric Vehicle Charging Points, UK Electric Vehicle Supply Equipment Association (April 2015),
- Institute of Engineering and Technology (IET) Code of Practice for Electric Vehicle Charging Equipment Installation.

3. Acoustic Mitigation

Glazing to the front of the building, facing the bus station shall achieve a minimum sound reduction of R_w of 45 dB. Other glazing elements that do not face the bus station area will need to achieve a minimum sound reduction of R_w of 38 dB.

4. Mechanical Ventilation

Any mechanical ventilation system shall include filters on the air intake to remove/reduce particulates and pollutant gases. The system shall be designed to include a purge system.

5. Fire Officer

Approved Document B, Volume 1, Dwellings, 2019

Requirement B5: Access and facilities for the fire service

These sections deal with the following requirement from Part B of Schedule 1 to the Building Regulations 2010.

Requirement

Limits on application

Access and facilities for the fire service B5.

(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

Intention

Provisions covering access and facilities for the fire service are to safeguard the health and safety of people in and around the building. Their extent depends on the size and use of the building. Most firefighting is carried out within the building. In the Secretary of State's view, requirement B5 is met by achieving all of the following.

- a. External access enabling fire appliances to be used near the building.
- b. Access into and within the building for firefighting personnel to both:
 - i. search for and rescue people
 - ii. fight fire
- c. Provision for internal fire facilities for firefighters to complete their tasks.
- d. Ventilation of heat and smoke from a fire in a basement.

If an alternative approach is taken to providing the means of escape, outside the scope of this approved document, additional provisions for firefighting access may be required. Where deviating from the general guidance, it is advisable to seek advice from the fire and rescue service as early as possible (even if there is no statutory duty to consult).

Section 13: Vehicle access

Provision and design of access routes and hard-standings

13.1 For dwelling-houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling-house.

13.2 For flats, either of the following provisions should be made.

- a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.
- b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.

13.3 Access routes and hard-standings should comply with the guidance in Table 13.1.

13.4 Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

Blocks of flats fitted with fire mains

13.5 For buildings fitted with **dry fire mains**, both of the following apply.

- a. Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building.
- b. The fire main inlet connection point should be visible from the parking position of the appliance and satisfy paragraph 14.10.

13.6 For buildings fitted with **wet fire mains**, access for a pumping appliance should comply with both of the following.

- a. Within 18m, and within sight, of an entrance giving access to the fire main.
- b. Within sight of the inlet to replenish the suction tank for the fire main in an emergency

Overall

Access routes should have a minimum width of 3.7m between kerbs, noting that WMFS appliances require a minimum height clearance of 4.1m and a minimum carrying capacity of 15 tonnes (ADB Vol 1, Table 13.1).

Section 14: Fire mains and hydrants – flats

Provision of fire mains

14.2 Buildings with firefighting shafts should have fire mains provided in both of the following.

- a. The firefighting stairs.
- b. Where necessary, in protected stairways.

The criteria for providing firefighting shafts and fire mains are given in Section 15.

14.3 Buildings without firefighting shafts should be provided with fire mains where fire service vehicle access is not provided in accordance with paragraph 13.2(a). In these cases, the fire mains should be located within the protected stairway enclosure, with a maximum hose distance of 45m from the fire main outlet to the furthest point inside each flat, measured on a route suitable for laying a hose.

Design and construction of fire mains

14.4 The outlets from fire mains should be located within the protected stairway enclosure (see Diagram 15.1).

14.5 Guidance on the design and construction of fire mains is given in BS 9990.

14.6 Buildings with a storey more than 50m above fire service vehicle access level should be provided with wet fire mains. In all other buildings where fire mains are provided, either wet or dry fire mains are suitable.

14.7 Fire service vehicle access to fire mains should be provided as described in paragraphs 13.5 and 13.6.

Provision of private hydrants

14.8 A building requires additional fire hydrants if both of the following apply.

- a. It has a compartment with an area of more than 280m².
- b. It is being erected more than 100m from an existing fire hydrant.

14.9 If additional hydrants are required, these should be provided in accordance with the following.

- a. For buildings provided with fire mains – within 90m of dry fire main inlets.
- b. For buildings not provided with fire mains – hydrants should be both of the following.
 - i. Within 90m of an entrance to the building.
 - ii. A maximum of 90m apart.

14.10 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251.

14.11 Guidance on aspects of the provision and siting of private fire hydrants is given in BS 9990.

Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 16 and “National Guidance Document on the Provision for Fire Fighting” published by Local Government Association and WaterUK:

<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the WMFS Water Office at the address given above or by email on Water.Officer@wmfs.net

Section 15: Access to buildings for firefighting personnel – flats

Provision of firefighting shafts

15.1 In low rise buildings without deep basements, access for firefighting personnel is typically achieved by providing measures for fire service vehicle access in Section 13 and means of escape.

15.2 A building with a storey more than 18m above the fire and rescue service vehicle access level should have one or more firefighting shafts, each containing a firefighting lift (Diagram 15.1). The number and location of firefighting shafts should comply with paragraphs 15.4 to 15.7. Firefighting shafts are not required to serve a basement that is not large or deep enough to need one (see paragraph 15.3 and Diagram 15.2).

15.3 A building with basement storeys should have firefighting shafts in accordance with the following.

- a. There is a basement more than 10m below the fire and rescue service vehicle access level. The firefighting shafts should contain firefighting lifts.
- b. There are two or more basement storeys, each with a minimum area of 900m². **As per the May 2020 amendment to this guidance –**

Wayfinding signage for the fire service

15.13 To assist the fire service to identify each floor in a block of flats with a top storey **more than 11m** above ground level (see Diagram D6), floor identification signs and flat indicator signs should be provided.

15.14 The floor identification signs should meet all of the following conditions.

- a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
- b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
- c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.
- d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
- e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

15.15 The wording used on each floor identification sign should take the form Floor X, with X designating the number of the storey, as intended for reference by residents. The floor number designations should meet all of the following conditions.

- a. The floor closest to the mean ground level (see Diagram D4) should be designated as either Floor 0 or Ground Floor.
- b. Each floor above the ground floor should be numbered sequentially beginning with Floor 1.
- c. A lower ground floor should be designated as either Floor –1 or Lower Ground Floor.

d. Each floor below the ground floor should be numbered sequentially beginning with Floor –1 or Basement 1.

15.16 All floor identification signs should be supplemented by flat indicator signs, which provide information relating to the flats accessed on each storey. The flat indicator signs should meet all of the following conditions.

a. The signs should be sited immediately below the floor identification signs, such that the top edge of the sign is no more than 50mm below the bottom edge of the floor identification sign.

b. The wording should take the form Flats X–Y, with the lowest flat number first.

c. The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.

d. The wording should be supplemented by arrows when flats are in more than one direction.

e. The text and arrows should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch. NOTE: In the case of multi-storey flats with two or more entrances, the flat number should only be indicated on the normal access storey.

Sprinklers

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845:2015 are fitted throughout a house or block of flats:

a) the distance between a fire appliance and any point within the house (in houses having no floor more than 4.5m above ground level) may be up to 90m:

b) the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75m (in houses or flats having one floor more than 4.5m above ground level) (BS 9991:2015 50.1.2).

As per the May 2020 amendment to this guidance –

Section 7: Compartmentation/sprinklers – flats Page 59

7.4 Blocks of flats with a top storey **more than 11m** above ground level (see Diagram D6) should be fitted with a sprinkler system throughout the building in accordance with Appendix E. NOTE: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors or landings when these areas are fire sterile.

The approval of Building Control will be required to Part B of the Building Regulations 2010

Early liaison should be held with this Authority in relation to fixed firefighting facilities, early fire suppression and access (ADB Vol 2, Section 7)

The external access provisions for a building should be planned to complement the internal access requirements for a fire attack plan. (CIBSE Guide E, Fire Safety Engineering 2010, p. 13-14)

END OF OFFICERS REPORT



Walsall Council

Economy, Environment and Communities, Development Management

Planning Committee

Report of Head of Planning and Building Control on 21 June 2021

Plans List Item Number: 2

Reason for bringing to committee

Major Application

Application Details

Location: 3, BRADFORD PLACE, WALSALL, WS1 1PL

Proposal: LISTED BUILDING CONSENT: CONVERSION OF BUILDING TO 35 STUDIO/APARTMENTS

Application Number: 21/0273

Case Officer: Helen Smith

Applicant: Globe Property Limited

Ward: St Matthews

Agent: J Mason Associates Ltd

Expired Date: 20-Apr-2021

Application Type: Listed Building Consent:
Alter / Extend

Time Extension Expiry:

Recommendation

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and to secure S106 to secure an Urban Open Space contribution and subject to:

- the provision of a Flood Risk Assessment
- The amendment and finalising of conditions
- No further comments from a statutory consultee raising material planning considerations

2. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Listed Building Consent subject to conditions.



Proposal

This is a resubmission of previous planning and listed building consent applications that were granted permission in 2018 but not implemented and has now expired.

These two applications seek planning permission (reference no. 21/0272) and Listed Building Consent (reference no. 21/0273) for the conversion of all floors of the building known locally as Globe House being the former Institute of Science and Art building constructed in 1888.

The proposal seeks consent to convert the building into 35 no. residential units comprising the following;

- 10 no. one bedroom apartments and
- 25 no. one bedroom studios

The site has one point of access from Bradford Place into a small car park which can accommodate 10 parking spaces.

The external appearance of the building will remain largely unaltered. The proposed new metal fire escape staircase with a glazed roof would be sited to the left hand side of the building, the single storey building at the rear will be refurbished and opened up to form a covered outdoor communal garden area and cycle store.

A bin storage area is proposed adjacent to the building to the rear of the car parking area.

The building comprises two main elements; a front facade facing south onto the highway and the Bradford Place bus station and a rear façade facing north towards the Saddlers Centre car park. These two facades are linked by a central corridor on all three floors.

The following documents have been provided to support this application;

Design and Access Statement dated 21/03/17 which states in conclusion;

- Design approach is considered to be the most appropriate and takes due recognition of the site's location and significance as a Grade II Listed Asset.
- Proposal provides a viable use for the building protecting the Heritage Asset for public benefit and the positive benefits of the scheme outweigh any potential harm that could be caused by the subdivision of the building.
- Sustainable location and is consistent with planning policy.

Heritage Statement and Statement of Significance dated July 2017 which states in summary;

- Key building in the Town Centre
- Grade II Listed building in sound condition
- External appearance remains largely as built but there have been several internal changes prior to listing in 2007
- Original layout altered but its original form can still be distinguished
- Large areas of the building are unused
- Asset's significance is high however proposals cause less than substantial harm to the asset's significance.
- Any harm is outweighed by the public benefits which include securing the asset's optimum viable use

Site and Surroundings

Globe House is located within Walsall Town Centre. The application site is situated within the Bridge Street Conservation area which is listed on the heritage at risk register as 'very bad' but improving. The application building is a three storey Victorian building constructed of brick which is painted, with lancet windows to the second floor and altered rectangular windows to the 1st floor and a later 20th Century anodised aluminium shopfront to the ground floor. The site is in a prominent town centre location fronting Bradford Place which contains a number of listed buildings overlooking this area where the centre point is the War Memorial Cenotaph

The building is Grade II Listed and has a high architectural quality. It has been altered and re-used a number of times throughout its history with the exterior of the building remains largely intact. It was originally used for educational purposes and contained several large

open plan rooms used as teaching/classroom spaces, the building has been considerably divided up to accommodate different functions over time, and at present it mainly consists an office type layout. There is a small car park to the side that can accommodate ten vehicles.

At the rear of the site is a disused triangular shaped building that follows the site boundary along what was the course of the River Tame. The site lies within a designated Flood Zone 2.

There are bus stops in front of the building with the bus and railway stations within walking distance.

Relevant Planning History

17/1056 - Conversion of building to 35 studio/apartments – GSC 21/03/18

17/1057 - Listed Building Consent: Proposed conversion to create 35 apartments – GSC 21/03/18

06/1654/LB/W3 – Listed Building Consent: Internal alterations – Granted 20/12/06

04/1553/FL/W5 - Change of Use from Class C2 to Class A2 (Office Use to locate our offices) – GSC 17/09/04

Relevant Legislation and Policies

Legislative Context

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) In considering whether to grant listed building consent for any works the local planning authority shall 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.

66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

72 (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 7 – Ensuring the vitality of town centres**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 9 – Promoting sustainable transport**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 14 – Meeting the challenge of climate change, flooding and coastal change**
- **NPPF 16 – Conserving and enhancing the historic environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm.

Reducing Inequalities

The Equality Act 2010 (the '2010 Act ') sets out 9 protected characteristics which should be taken into account in all decision making.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- 3.13 to 3.15 Building Conservation & Archaeology
- GP2: Environmental Protection
- GP3: Planning Obligations
- GP5: Equal Opportunities
- GP6: Disabled People
- ENV10: Pollution
- ENV25: Archaeology
- ENV27: Buildings of Historic or Architectural Interest
- ENV28: The 'Local List' of Buildings of Historic or Architectural Interest
- ENV35: Appearance of Commercial Buildings
- ENV40: Conservation, Protection and Use of Water Resources
- S1: Definition of Town Centre Uses
- S2: The Hierarchy of Centres
- S4: The Town and District Centres: General Principles
- S8: Housing in Town Centres
- T7 - Car Parking
- T8 – Walking
- T9 – Cycling
- T10: Accessibility Standards – General
- T11: Access for Pedestrians, Cyclists and Wheelchair users
- T12: Access by Public Transport (Bus, Rail, Metro and Ring and Ride)
- T13: Parking Provision for Cars, Cycles and Taxis

Black Country Core Strategy

- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- 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
- CEN8: Car Parking in Centres
- TRAN2: Managing Transport Impacts of New Development
- TRAN5: Influencing the Demand for Travel and Travel Choices
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality
- ENV5: Flood Risk, Sustainable Drainage Systems and Urban Heat Island

- ENV6: Open Space, Sport and Recreation
- ENV7: Renewable Energy
- ENV8: Air Quality

Walsall Site Allocation Document 2019

- HC2: Development of Other Land for Housing
- EN3: Flood Risk
- EN5: Development in Conservation Areas
- T4: The Highway Network

Walsall Town Centre Area Action Plan 2019

- AAP1: Walsall Town Centre Boundary
- AAPS1: Primary Shopping Area
- AAPB1: Office Development
- AAPLV1: Residential Developments
- AAPLV5: Protecting and Enhancing Historic Character and Local Distinctiveness
- AAPLV6: Securing Good Design
- AAPLV7: Enhancing Public Realm
- AAPT5: Car parking

Supplementary Planning Documents Designing Walsall

- DW1 Sustainability
- DW2 Safe and Welcoming Places
- DW3 Character
- DW4 Continuity
- DW6 Legibility
- DW7 Diversity
- DW8 Adaptability
- DW10 Well Designed Sustainable Buildings

Air Quality SPD

- **Section 5 – Mitigation and Compensation:**
- Type 1 – Electric Vehicle Charging Points
- Type 2 - Practical Mitigation Measures
- Type 3 – Additional Measures
- 5.12 - Emissions from Construction Sites
- 5.13 – Use of Conditions, Obligations and CIL
- 5.22 – Viability

Other Policy/guidance:

- National Design Guide
- Historic England Good Practice Advice Note1: Conservation Area Designation, Appraisal and Designation.

- Historic England Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment.
- Historic England Good Practice Advice Note 3: The Setting of Heritage Assets.
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.
- Black Country Historic Landscape Characterisation (2009)

Consultation Replies

Clean and Green – No objections and waste should continue to be collected at the entrance to the parking area, if approved.

Conservation Officer – No objections pending receipt of satisfactory additional information which can be secured by planning conditions.

Environment Agency – No objections but comment that the site is within Flood Zone 2 and their standing advice should be applied to the development

Fire Officer – No objections subject to compliance with Approved Document B, Volume 1, Dwellings, 2019, if approved.

Highways England – No objections

Historic England – Concerns raised advising further clarification is needed and advice can be sought from them if required. This matter forms part of the proposed planning conditions.

Housing Standards – No objections and advise that the building will need to be converted to at least 1991 Building Regulations to prevent it being classed as a licensable HMO if approved. The minimum floor area for a studio flat is 19.5m².

Housing Strategy – No objections

Lead Local Flood Agency – No comments received

Local Highways Authority – No objections

Natural England – No comments

Police – No objections and recommends the principles of Secured by Design. An informative note can be included for the applicants.

Pollution Control – No objections subject to the inclusion of planning conditions in respect of acoustic mitigation, mechanical ventilation and the provision of an electric vehicle charging point, if approved.

Severn Trent Water – No objections subject to the inclusion of planning conditions in respect of the disposal of foul and surface water.

Representations

None

Determining Issues

- Heritage Asset
- Conservation Area
- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Air Quality and Noise
- Flood Risk
- Safety and Security
- Parking and Access
- Planning Obligations
- Local Finance Considerations

Assessment of the Proposal

Heritage Asset

The former Walsall Science and Art Institute is a handsome three storey brick building with stone detailing characteristic of the late 19th century 'civic' buildings in Walsall. The building makes a highly significant contribution to the surrounding townscape and has been listed at Grade II since 2004.

The proposed site area is also located within the Bridge Street Conservation Area, which was originally designated in July 1983.

Therefore under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Walsall Borough Council as the local planning authority have a statutory duty to pay special regard to the desirability of preserving the special historic and architectural character of the listed building, as well as its setting, and they must also demonstrate that they have paid special regard to the desirability of ensuring that the new development preserves or enhances the character and appearance of the Bridge Street Conservation Area, when considering the impacts that the proposed development would have on both designated heritage assets.

This application seeks to re-apply to implement a major scheme of renovation and alteration ultimately resulting in a residential conversion providing 35 individual studio flats. The previous 2018 permissions have lapsed and can no longer be implemented.

The aim of this application is to provide a future sustainable use for an impressive building that is at present struggling to maintain itself as a commercial property through under use and low occupation levels. The principle of this application is positive, as subdividing the building into flats would appear to be not just a sustainable use given the building's central location close to the town's amenities, but also the best alternative use of ensuring that this important historic building remains to be utilised and maintained.

The Council's Conservation Officer has raised concerns regarding the number of units proposed at 35 however the number of units have previously been accepted under the previous planning permission and listed building consent. However since these permissions were granted the NPPF has been revised in 2019 and Historic England have published advice note 12, statements of heritage significance.

Following the Conservation Officers site visit to the premises clarification is required on a number of points in connection with the proposed works which would impact upon the historic fabric of the building. These include the following components of the proposed development;

- Thermal Insulation
- Sound Insulation
- Fire Separation
- Ventilation and Foul/Water Pipes
- Rainwater Goods
- Electrical and Heating Services
- Main and internal original doors, and windows
- Internal Partitioning
- Decorative Railings
- Removal of stained glass arches above existing internal entrances
- Existing Fixtures and fittings
- Mortar Replacement
- TV Signal Connection e.g. aerials, satellite dishes etc.
- Associated Works

Heritage Assessment

Paragraph 189 of the NPPF requires *'an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets*

assessed using appropriate expertise where necessary'. A heritage Statement has been submitted with the application, which highlights the significance of the building.

Paragraph 190 of the NPPF states *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'*. Globe House, the former Science Institute has:

- Architectural and Artist Interest through the design of the three storey building with a basement, in red bricks in an English brick bond, with buff terracotta dressings, symmetrical Gothic frontage, square shouldered windows on the ground floor, lancet windows at second floor and traceried windows at third floor, octagonal turrets with bear staffs, slate roof and octagonal timber louvered air vents. The construction, craftsmanship and decoration of this Grade II listed building has significant architectural and artist interest.
- Archaeological Interest in that it holds evidence of past human activity worthy of expert investigation at some point.
- Historical Interest in interest in past lives and events.

The Institute of Science and Art has high heritage significance. Bridge Street Conservation Area is listed on the heritage at risk register as 'very bad' but improving.

Paragraph 192 of the NPPF states *'local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'*.

Only a small proportion of the site is currently used with the basement, part of the ground floor and upper floors remain vacant.

The proposal would put the heritage asset into a viable use consistent with its conservation through repurposing it for a use that will allow the full re-use of this heritage asset.

The proposal would contribute to the regeneration of the area and enhance the vitality and viability of this part of the town centre and the conservation area, Bridge Street, which is currently listed on the Heritage at Risk Register. The proposal is considered would have a positive contribution to the local character and distinction.

Paragraph 193 of the NPPF state *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.

Great weight is given to the asset's conservation through securing additional information through planning conditions to safeguard the significance of this listed building. To secure the retention of existing features, ensuring works are reversible and the new works have minimal harm to the significance of the listed building. The conversion of the listed building into flats would have less than substantial harm to its significance, whilst, there is a

concern about the number of units to be provided, the harm to the heritage asset can be controlled through suitably worded planning conditions.

Paragraph 196 of the NPPF states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

There is only one use for this building, the conversion into residential, as such under planning practice guidance note, this is the optimum viable use for the site. Planning Practice Guidance also states *'Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised'*.

Practical Planning Guidance also states *'Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development'*. The public benefits of the building is a planning assessment as to whether this is the right development at the right time in terms of sustainable and economic development.

Historic England have sought clarification on a number of points to do with the proposed works and it is advised that these clarifications are provided.

The bin store is located to the side of the premises, this would unduly harm the setting of the listed building and as such a more discreet location should be considered.

The car park is existing and remains, it is not clear whether there are any proposals to resurface this as such details will be secured by planning condition.

The proposal illustrates the existing building towards the rear of the site to be converted into a cycle store and covered garden area. It is not clear why the doors and windows are to be removed or the extent of works involved to bring these buildings into a useable state. As such, details will be secured by planning condition.

A landscaping plan will also be sought to enhance the setting of the listed building from the existing car parking area.

On balance, the scheme can be supported subject to details being submitted by the following planning conditions to fully assess the harm to the significance of this listed building.

Principle of Development

The principle of residential development of this building was established in 2017/18 when planning consent was approved for the same scheme.

This is a Town Centre location, UDP policy S8 supports housing within the Town Centres providing it supports the centre's retail, commercial and leisure functions including the growth of the evening economy. The applicant has also provided sufficient evidence to suggest that there is not an oversupply of this type and scale of accommodation in this area and therefore there is a demand for such. Furthermore, in this case its location would support the evening economy particularly with the closeness of local bars and nightclubs on Bridge Street whilst preserving the character and appearance of the Conservation Area.

The Area Action Plan policy AAPLV1 supports residential use as long as it accords with policy AAPB1. AAPB1 encourages the use of upper floors for offices.

While policy seeks for upper floors to be offices, this is only encouraged and not an outright policy requirement. Saved UDP policy S8 and AAP policy AAPLV1 supports housing in the Town Centre. The loss of office space would not prejudice the centre's retail, commercial and leisure functions. The NPPF recognises that residential development can play an important role in ensuring the vitality of centres and also states that housing applications should be considered in the context of the presumption in favour of residential development. This is considered to be a highly sustainable location.

Housing Strategy have confirmed that as this is a proposal for conversion it is not eligible for an affordable housing contribution, due to vacant building credit.

On balance, the use would not prejudice the function of the Town Centre, with a sympathetic external renovation of the building making a positive impact to the immediate location and the town centre.

Character and Appearance of the Area

The site falls within the Bridge Street Conservation Area. The immediate area is characterised by a mix of shops and commercial properties and mostly being three storeys in height. In the past several upper floors have been granted planning permission for residential conversions particularly along Bradford Street.

As such the conversion to residential in this location is considered to reflect some of the emerging character of the area and street scene.

With the exception of a new proposed external fire escape staircase with a lightweight glass roof there are limited alterations proposed with as much of the original features and structure being retained. The finer detail of the proposed works can be secured by planning conditions that meet the 6 tests.

Residential Amenity

The flats are laid out to provide adequate self-contained amenities for future occupiers and an existing external annex to the rear will provide a separate covered garden area. In addition, the application site is within one kilometre (0.5mile) of the Walsall Arboretum where there are a range of outdoor facilities available. Additionally, the residents have easy walking distance to the town centres shops, restaurants and the Waterfront cinema which contributes to the future resident's amenity.

This is a town centre location with commercial properties, shops, bars and entertainment venues nearby on Bradford Place. There are residential properties above a number of units along Bridge Street and Bradford Street, residential occupiers who seek to live in

town centres will be aware that this environment is usually has a higher level of background noise which is not the same as suburban locations. Under the circumstances it is considered that on planning grounds subject to safeguarding conditions regarding noise assessment and air quality mitigation measures to ensure a satisfactory residential environment for future occupier's is attained.

The minimum floor area for a studio flat is 19.5m² as advised by housing standards and this development exceeds this requirement with the small studio measuring 22.5m² floor area.

Air Quality and Noise

The property fronts the busy Bradford Street bus station interchange, one of the main bus routes into and out of the town. The neighbouring properties include, hot food takeaways, shops, nightclubs, offices, and medical facilities. There is also a high likelihood of buses and taxis to be parked outside these premises, quite often with their engines left running.

Pollution Control has concerns that the location will give rise to significant noise emissions and air quality which could have an impact on future occupiers of the proposed residential units.

With regard to air quality the Council's Pollution Control Team accepts the Applicant's intention to provide mechanical ventilation, with air intake being provided at height, thus reducing the potential for future occupants to be significantly affected by external poor air quality. It is recommended that the Ventilation System include filters on the air suction intake to mitigate particulates and nitrogen dioxide.

The Design and Access Statement indicates that 10 car parking spaces will be available to future occupants; it is therefore required that the development features one electric vehicle charging point to comply with the requirements of the Black Country Air Quality Supplementary Planning Document.

With regards to noise Pollution Control the Applicants would need to install acoustic glazing. Pollution Control is of the opinion that the installation of a sealed glazing system having significant acoustic reduction properties (including requisite attention to the frames and reveals) can be acceptable. Pollution Control considers that the glazing to the front of the building facing the bus station must achieve a minimum sound reduction, R_w , of 45 dB. Other glazing elements that do not face the bus station area are required to achieve a minimum sound reduction, R_w , of 38 dB. The precise details to this end need to be agreed in writing with the Local Planning Authority prior to installation and independent validation of installation provided to the Local Planning Authority prior to the development being brought into use. Additionally a suitable mechanical ventilation system is required catering for background and purge requirements. This will provide acoustic and air quality safeguarding for future tenants/residents by obviating any need to open windows.

The Black Country Air Quality Supplementary Planning Document requires the installation of electric vehicle charging points. It is recommended that the Applicant provide further information on how they will comply with the requirements which can form part of a planning condition that meets the 6 tests.

Pollution Control requires that acoustic mitigation measures coupled with suitable mechanical ventilation are agreed and implemented prior to the development being brought into use and electric vehicle charging is facilitated in accordance with the Black Country Air Quality SDP. As such it is proposed to include safeguarding conditions to address this and it is considered that any mitigation measures shall need to be satisfactorily accommodated into the fabric of the listed building without any impact on the heritage asset or its features.

Flood Risk

The application site is located within Flood Zone 2 and the Environment Agency has advised that their standing advice will apply. The applicants will be required to provide a flood risk assessment and if this is received before planning committee the information will be added to the supplementary report.

Safety and Security

This part of the town has suffered with anti-social behaviour and criminality. The re-use of the building for residential purposes is considered to be a positive step to helping reduce some of these issues. Residents coming and going to their homes, plus overlooking from the flats adds passive surveillance of the locality and also the car park area to the side. In addition, secure by design principles for the buildings security can be imposed via a suitably worded safeguarding condition that meets the 6 tests. This will also protect the safety of the future occupiers from opportunist crime given the close proximity of the bus station.

Parking and Access

This is a highly sustainable town centre location within walking distance of shops, health and leisure facilities including places of employment. Bradford Place bus station is immediately outside the front of the application site. In addition, the railway station is within 400ms walking distance of the application site.

Whilst the conversion from the existing office building into 35 flats Provides 10 car parking spaces, for comparison purposes, UDP T13 parking policy based upon a GFA of about 1600sqm, the existing B1(a) office use requires a maximum of 60 spaces, compared to the proposed flats equating to 59 spaces. Therefore, in parking terms the demand is roughly the same between the two uses having no greater impact on the town.

UDP Policy H3 allows for a flexible approach in the application of parking standards for the conversion of appropriate buildings into residential.

There are a number of public car parks within walking distance, including the Saddlers Centre.

Access to the site should remain as existing in order not to have an impact on the existing bus station or any future developments around the bus station.

The Local Highways Authority consider that the submitted details are acceptable and require planning conditions to require the cycle shelter facility and the demarcation of the car park to be undertaken prior to occupation.

On balance and in view of the above the development is considered will not have severe transportation implications, the site has good access to sustainable means of travel and is supplemented by sufficient off-street parking to meet the needs of the development as such it is acceptable in accordance with NPPF para 32.

Planning Obligations

The development for 35 apartments would trigger the open space SPD generating a potential contribution of £24,535.00 for Urban Open Space. If committee members agree to an open space contribution ward members will be consulted on consideration of where this is to be spent.

As such it is recommended that the proposal is granted subject to securing the open space contributions through a Section 106 Agreement.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 35 new homes.

The Government has indicated that, for 2019-20, it will award approximately £1,000 per dwelling per year, plus a further £350 for each affordable dwelling, for each net additional dwelling provided. The payment is made each year for a period of 4 years from completion of the dwelling. In 2019-20 the total payments, taking account of completions over the last 4 years, are expected to amount to £2,911,601.

The weight that should be given to this, including in relation to other issues, is a matter for the decision-maker.

Conclusions and Reasons for Decision

In weighing the material planning considerations, taking into account the local and national planning guidance, it is considered the proposal would put this heritage asset into a viable use, consistent with its conservation, by re-purposing it which will allow the full re-use of this heritage asset. It is considered that the proposal would contribute to the regeneration of the area and enhance the vitality and viability of this part of the town centre and the conservation area, Bridge Street, which is currently listed on the Heritage at Risk Register. The proposal is considered would have a positive contribution to the local character and distinction.

On balance, it is considered that the proposed residential use would not prejudice the function of the Town Centre, with a sympathetic external renovation of the building making a positive impact to the immediate location and the town centre.

The proposed flats are considered would provide adequate self-contained amenities for future occupiers and an existing external annex to the rear will provide a separate covered garden area. The application site is within one kilometre (0.5mile) of the Walsall Arboretum where there are a range of outdoor facilities available. Under the circumstances it is considered that on planning grounds, subject to safeguarding conditions regarding works to the listed building, noise assessment and air quality mitigation measures to ensure a satisfactory residential environment for future occupier's, the proposal is considered acceptable.

The use of safeguarding conditions that meet the 6 tests: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and reasonable in all other respects within the national planning guidance are fully met.

As such the development is considered to meet the aims and objectives of the National Planning Policy Framework (para's 127, 189, 190, 192, 193 and 196), policies CSP4, HOU2, CEN1, CEN2, CEN4, CEN8, TRAN2, TRAN5, ENV2, ENV3, ENV5, ENV6, ENV7 and ENV8 of the Black Country Core Strategy and saved policies 3.13 to 3.15, GP2, ENV10, ENV25, ENV27, ENV28, ENV32, ENV35, ENV40, S1, S2, S4, S8, T7,T8, T9, T10, T11, T12 and T13 of Walsall Unitary Development Plan; Walsall's Site Allocation Document Policies HC2, EN3, EN5 and T4: Walsall's Area Action Plan Policies AAP1, AAPS1, AAPB1, AAPLV1, AAPLV5, AAPLV6, AAPLV7 and AAPT5 and Supplementary Planning Documents Designing Walsall and Air Quality.

Taking into account the above factors it is considered that the application should be recommended for approval. The economic and social benefits in this instance are considered would not have an unacceptable impact on the environment.

Positive and Proactive Working with the Applicant

Officers have discussed the significance of the proposals with the applicant's agent and discussed the process for determining this application. In response to this advice relevant supporting information and plans have been submitted to enable support to be given to the scheme.

Recommendation

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and to secure S106 to secure an Urban Open Space contribution and subject to:

- the provision of a Flood Risk Assessment
- The amendment and finalising of conditions
- No further comments from a statutory consultee raising material planning considerations

2. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Listed Building Consent subject to conditions.

Conditions and Reasons

Planning Conditions and notes for the applicant have been separated below for the Planning and Listed Building Consent applications respectively below;

Planning Application Conditions – Reference no. 21/0272

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

- Existing Elevations, drawing no. 1986-02, deposited 24/02/21
- Existing Plans, drawing no. 1986-01, deposited 24/01/2021
- Proposed Elevations, drawing no. 1986-04B, deposited 24/02/21
- Proposed Plans, drawing no. 1986-03A, deposited 24/02/21
- Site Plan/Location Plan, drawing no. 1986-06B, deposited 02/06/21
- Rear Annex, drawing no. 1986-05A, deposited 02/06/21
- Design and Access Statement by JMA, dated 21/03/17, deposited 24/02/21
- Statement of Significance by dbp, dated July 2017, deposited 24/02/21
- Indicative Ventilation Layout, drawing no. 1986-15, deposited 24/02/21

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: a) Prior to commencement of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority of measures to be implemented in order to secure and protect the following interior features from damage or theft

- Staircases; balustrades/handrails;
- Fire places/chimney-pieces; decorative plaster and work;
- Doors; door cases.

3: b) The approved measures shall remain in place for the duration of the construction/ alteration work hereby permitted. Any future works following the conversion, involving the removal or changes to any of the heritage features will require separate listed building consent.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

4: a) Prior to commencement of the development hereby permitted details and to ensure that precautions are taken to secure and protect the interior and exterior features during the building work, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Chimney-pieces; cast guttering and hopper-heads;
- Stair balusters and handrails; windows containing historic window glass;
- Vulnerable surfaces and finishes.

4: b) Any agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently, except as indicated on the approved drawings.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

5: a) Prior to the commencement of development hereby permitted drainage plans for the discharge of surface water and disposal of foul sewerage and all existing and proposed underground services and sewers shall be submitted in writing to and approved in writing by the Local Planning Authority.

5: b) The development shall not be carried out otherwise than in accordance with the approved details and the approved drainage shall thereafter be retained as installed for the lifetime of the development.

5: c) The development hereby permitted shall not be occupied until the approved drainage has been installed in accordance with the approved plans.

Reason: To ensure the development is provided with a satisfactory means of drainage and/or to reduce the risk of creating or exacerbating a flooding problem and/or to minimise the risk of pollution and/or to safeguard water quality from fuels, oils and other chemicals from the site in accordance with NPPF10, BCCS Policy ENV5 and saved Walsall's Unitary Development Plan policy GP2 and ENV40.

6: a) Prior to commencement of the development hereby permitted details of landscaping including both hard and soft landscape works and earthworks shall be submitted in writing to and approved in writing by the Local Planning Authority.

6: b) Prior to occupation of the development hereby permitted the approved landscaping details shall be carried out.

6: c) If within a period of 5 years from the date of the planting of any trees shrubs or plants, that tree shrub or plant, or any tree shrub or plant planted in replacement for it, is removed, uprooted, destroyed or dies and or becomes seriously damaged or diseased in that period another tree shrub or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interests of the visual amenities of the area in accordance with saved policies ENV17 and ENV33 of Walsall's Unitary Development Plan.

7: a) Prior to commencement of the development hereby permitted details of the Mechanical Ventilation System for the development shall be submitted in writing to and agreed in writing by the Local Planning Authority

7: b) Prior to first occupation the agreed Mechanical Ventilation System shall be implemented and an independent written validation report shall be provided to the Local Planning Authority confirming implementation of the agreed mitigation measures.

7: c) The approved and validated agreed Mechanical Ventilation System shall be retained and maintained for the lifetime of the development.

Reason: In order to protect the amenities of the future occupiers of the premises.in compliance with Policies GP2 and ENV32 of the UDP

8: a) Notwithstanding the bin store details submitted and prior to the commencement of development hereby permitted, a revised plan showing the location of a bin store within the cycle store shall be submitted to and approved in writing by the local planning authority.

9: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved bin store location.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

10: a) Prior to first occupation of the development hereby permitted details of electric vehicle charging points, to be provided for the development shall be submitted in writing to and agreed in writing by the Local Planning Authority.

10: b) Prior to first occupation of the development the approved electric vehicle charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime 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 and DEL1 of the Black Country Core Strategy

11: a) Prior to the first occupation of the development hereby permitted details of an Acoustic Mitigation scheme to be provided for the development shall be submitted writing to and agreed in writing by the Local Planning Authority

11: b) Prior to first occupation the agreed acoustic mitigation measures shall be implemented and an independent written validation report shall be provided to the Local Planning Authority confirming implementation of the agreed mitigation measures.

11: c) The approved and validated acoustic mitigation measures shall be retained and maintained for the lifetime of the development.

Reason: In order to protect the amenities of the future occupiers of the premises.in compliance with Policies GP2 and ENV32 of the UDP.

12: a) Prior to occupation of the development the parking spaces shall be provided in accordance with the approved details and shall thereafter be retained for the sole use of parking and for no other purpose for the lifetime of the development.

Reasons: In the interests of highway safety in accordance with saved policies GP2 and T13 of Walsall's Unitary Development Plan.

13: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revising, revoking or succeeding that Order with or without modification, no extensions or additions as defined by Schedule 2, Part 1 development within the curtilage of a dwelling house;

-Class H (microwave antenna)

Shall be installed in any part of this development.

To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

Listed Building Application Conditions – Reference No. 21/0273

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

- Existing Elevations, drawing no. 1986-02, deposited 24/02/21
- Existing Plans, drawing no. 1986-01, deposited 24/01/2021
- Proposed Elevations, drawing no. 1986-04B, deposited 24/02/21
- Proposed Plans, drawing no. 1986-03A, deposited 24/02/21
- Site Plan/Location Plan, drawing no. 1986-06B, deposited 02/06/21
- Rear Annex, drawing no. 1986-05A, deposited 02/06/21
- Design and Access Statement by JMA, dated 21/03/17, deposited 24/02/21
- Statement of Significance by dbp, dated July 2017, deposited 24/02/21
- Indicative Ventilation Layout, drawing no. 1986-15, deposited 24/02/21

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: Notwithstanding the submitted plans, prior to the commencement of development hereby permitted, revised plans shall be submitted highlighting the exact position and location of the following:

- x. The existing iron railings outside the entrance doors on Bridgeman Street.
- xi. Existing foul water pipes

- xii. Proposed foul water pipes
- xiii. Existing rainwater goods
- xiv. Proposed rainwater goods
- xv. Proposed kitchen and bathroom vents
- xvi. Proposed television aerials
- xvii. Heating flues
- xviii.

Reason: To ensure there is an accurate illustrative record of the exterior of the listed building as it currently exists and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

4: a) Prior to the commencement of development hereby permitted, a full phasing plan for the proposed works has been submitted to and approved in writing by the local planning authority.

4: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved phasing plan.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

5: Prior to the commencement of development hereby permitted, a 'building recording survey' in accordance with Historic England's Understanding Historic Buildings: A guide to good recording practice (2006) to Level 3 shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the recording shall be undertaken by an accredited archaeologist.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

6: a) Prior to the commencement of development hereby permitted, a written inventory of the retention of significant internal and external fixtures including fire places, cast rainwater good, hoppers, stained glass windows, stairwells, balustrades, ironwork and other significant details, which shall also be identified on a corresponding plan shall be submitted in writing to and approved in writing by the local planning authority.

6: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved inventory of retention of significant internal and external fixtures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

7: a) Prior to the commencement of development hereby permitted, a section drawing for the subdivision works for each floor shall be submitted in writing to and approved in writing by the local planning authority.

7: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved inventory of retention of significant internal and external fixtures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

8: a) Prior to the commencement of development hereby permitted, notification shall be given in writing to the Local Planning Authority twenty one days prior to removal of the internal suspended ceilings in order to allow a visual inspection to be undertaken.

8: b) Should the visual inspection by the local planning authority discover original plasterwork on the ceiling, details of the method to install fire/sound/noise insulation to safeguard these decorative plasterwork details shall be submitted in writing to and approved in writing by the Local Planning Authority.

8: c) The development hereby permitted shall not be carried out otherwise than in accordance with the approved fire/noise and sound insulation measures.

Reason: To safeguard the significance of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

9: a) Prior to the commencement of development hereby permitted, a method statement for the implementation of the scheme shall be submitted to and approved in writing by the local planning authority. The method statement shall be structured so as to reflect the works of the various trades that will be instructed during the implementation of the scheme and shall set out the following, as is relevant:

- x. Investigative works required;
- xi. Protective measures to be put in place to preserve features to be retained;
- xii. Tools and equipment to be used and how they will be used;

- xiii. Method of demolition and dismantling to be undertaken, including removal of the existing external staircase;
- xiv. Strategy, extent, form and fixing of scaffolding - any scaffolding shall be freestanding and not fixed to the building;
- xv. All temporary works;
- xvi. Location and form of temporary storage of historic materials removed and to be reinstated;
- xvii. Type and fixing of safeguarding measures to historic fabric during implementation of works including shoring, protective packing and screening; and
- xviii. Measures for repair and remediation.

9: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved method statement.

9: c) The approved method statement shall be made available to all contractors. The contractors shall be instructed of the implementation of the approved works and its agreed strategies which shall be adhered to throughout the implementation of the approved scheme.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

10: a) Prior to the commencement of development hereby permitted, a full strategy for repair of the historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt this shall include the following:

- ix. Repair to bricks: Including the type and density, bonding and fixing, stitching together and or surface finishing
- x. Repair to timber: Including the type and density, joints of joinery/carpentry, fixing (nails, pegs and/or adhesives) and finish
- xi. Repair to glass: Including the type, fixture and finish.
- xii. Repair and cleaning of existing ironmongery in the entrance of the building on Bridgeman Street and on the Bridgeman Street frontage: Including the type of metal, form, structural integrity, composition, fixing, joints and finish, the method of cleaning, new paint finish including manufacturers details,
- xiii. Repair to plasterwork: Including the plaster mix, application (coats), substructure, decoration and finish.
- xiv. Repair to stone: Including the type and density, bedding, fixing, surface finishing and arrangement.
- xv. Repair to terracotta: Including the type and density, bedding, fixing, surface finishing and arrangement.
- xvi. Repair to the roof: Including slates details, fixing, bedding

10: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved strategy for repair.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

11: a) Prior to the commencement of development hereby permitted, full architectural and specification details (at a scale of 1:10) shall, which shall be referenced to the phasing plan (condition 4a) shall be submitted to and approved in writing by the local planning authority. The details shall include:

- xi. The method of repair of existing timber windows, including repairs to the glazing bar/, opening mechanism, handles, latches, locks and frame dimensions and arrangement and the insertion of any new timber materials,
- xii. Secondary glazing: Overall design and how it relates to the principal window, glazing bar and frame dimensions and arrangement, materials, reveal, opening mechanism, handles, latches and locks;
- xiii. Doors (new and altered, internal and external): Overall design, dimension of frames/architraves, arrangement of materials and individual components and members, materials, reveal, opening mechanism, handles, latches and locks;
- xiv. Rainwater goods, including the repair and replacement of missing rainwater goods: Design, location, materials, finish, fixing and the method of repair;
- xv. New masonry and repointing works: The position, form and bonding of masonry and the areas where repointing works will be undertaken,
- xvi. New external staircase: Materials, colour and finish, design of tread and riser, balustrade and rail, structural form and fixing to principal structure;
- xvii. New internal joiners (skirting, ducting, and architraves): Design, materials, position, fixing and colour finish;
- xviii. New plasterwork (ceilings, walling and decoration): Form, composition and application, plaster mix, location of application, number and type of coats and decorative use.
- xix. Emergency lighting and signage: Design, location, material of the signs and lighting, the level of illumination, the method of fixing, type of tools to be used to fix emergency signage and lighting, position and external finish of the lighting and signage.
- xx. Air vent towers: the method of repair of the timber louvres, method of repair to the roofing material, details of any colour finishes.

11: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved architectural specifications for existing windows, secondary glazing, door, rainwater goods, internal joiners, new external staircase and new plasterwork.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66

and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

12: a) Prior to the commencement of development hereby permitted, details illustrating how the existing internal doors with arch stained glass windows above to the rooms leading off the main corridors are to be retained within the listed building shall be submitted to and approved in writing by the local planning authority.

12: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved retained internal door and stained glass details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

13: a) Prior to the commencement of development hereby permitted, details of the kitchen and bathroom extraction vents and heating flues shall be submitted to and approved in writing by the local planning authority. The details shall include:

- iv. The internal location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing the vents to the internal historic fabric and the type of tools to be used to fix the vents onto the internal historic fabric.
- v. The external location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing to the external historic fabric and the type of tools to be used to fix the vents onto the external historic fabric.
- vi. The location of the heating flues, the material of the proposed heating flues, the method of fixing the heating flues to the historic fabric and the type of tools to be used to fix the heating flues to the historic fabric.

13: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved kitchen and bathroom vents.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

14: a) Prior to the commencement of development hereby permitted, details of the heating system for each of the flats proposed shall be submitted to and approved in writing by the local planning authority. The details shall include:

- ii. The location of the proposed heating system, the type of heating system, the proposed route for any pipework associated with the heating system, the method of installation and the works involved to install the heating system, details as to how the heating system will be fixed to the historic fabric, and the type of tools to be used to fix the historic fabric.

14: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved heating system.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

15: a) Prior to the commencement of development hereby permitted, details of the new foul water pipes shall be submitted to and approved in writing by the local planning authority. The details shall include:

- iii. The type of foul water pipes to be installed on the external fabric of the building, the proposed material of the foul water pipes, the method of fixing the foul pipes to the external fabric of the listed building and the type of tools to be used to fix the foul water pipes to the external historic fabric.
- iv. A plan showing the proposed route of the proposed foul water pipes within the building.

15: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved foul water pipes.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

16: a) Prior to the commencement of development hereby permitted, details show the new internal partitions shall be attached to the existing historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. The details shall include:

- ii. The type of internal partitions to be installed, the material the new partitions will be made from, the method of installation and the types of tools used to install the internal partitions, a details plan at a scale of 1:20 showing how the internal partition walls will be fixed around existing dado rail and ceiling cornices

16: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved internal partition details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

17: a) Prior to the commencement of development hereby permitted, details of how fire, sound and noise insulation will be installed within the listed building shall be submitted to and approved in writing by the local planning authority. The details shall include:

- iv. The type of breathable insulation to be installed, where the insulation will be installed and the method of insulation.
- v. Where noise, fire and sound insulation will be installed between flats and the implications this would have on the existing door levels, decorative features, existing flooring. How original features will be retained and restored once the insulation has been fitted.
- vi. How fire insulation will be fitted whilst retaining historic ceiling plasterwork, including the method of insulation, what original features will need to be removed, where these will be installed whilst fire insulation is fitted, how the original materials will be attached back to the listed building.

17: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved noise, fire and sound insulation measures.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

18: a) Prior to the commencement of development hereby permitted, a full mechanical and electrical systems strategy and water utilities strategy for the implementation of the scheme hereby permitted shall be submitted to and approved in writing by the local planning authority. The details shall include:

- VI. Any proposed trunking to hide cables
- VII. The exact location of the proposed trunking
- VIII. The material of the proposed trunking
- IX. How the trunking will be fixed to the internal historic fabric
- X. The type of tools to be used to fix the trunking to the internal historic fabric;

18: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved mechanical, electrical systems and water utilities strategy.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

19: a) Prior to the commencement of development hereby permitted, details of the exact position and location of television aerials and satellite equipment shall be submitted to and approved in writing by the local planning authority. The details shall include:

- II. The type of television aerial/s and satellite equipment to be fitted, how the television aerial/s and satellite equipment will be fitted to the external historic fabric, the method of fixing, the type of tools to be used to fix the television aerials and satellite dishes.

19: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved aerial and satellite equipment details.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

20: a) Prior to the commencement of development hereby permitted, a mortar mix for external masonry work and repointing work shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt all works affecting historic fabric shall use Naturally Hydraulic Lime (NHL) to a specified ratio with sand in accordance with its use and location.

20: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved mortar mix.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

21: a) Notwithstanding the bin store details submitted and prior to the commencement of development hereby permitted, a revised plan showing the location of a bin store within the cycle store shall be submitted to and approved in writing by the local planning authority.

21: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved bin store location.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

22: a) Prior to the commencement of development hereby permitted, details of the refurbishment of the car parking area shall be submitted to and approved in writing by the local planning authority.

22: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved car park refurbishment details.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

23: a) Prior to the commencement of development hereby permitted, details of the conversion of the outbuildings to create the cycle and covered amenity area shall be submitted to and approved in writing by the local planning authority. The details shall include:

- ix. A survey of the buildings.
- x. Full elevation drawings and a roof plan.
- xi. Details of the replacement of missing roofing tiles: Including the slate material, fixing and bedding.
- xii. Details of any repair works to the brick: Including the type and density, bonding and fixing, stitching together and or surface finishing
- xiii. Replacement of glass in the windows: Including the type, fixture and finish.
- xiv. New masonry and repointing works: The position, form and bonding of masonry and the areas where repointing works will be undertaken,
- xv. Replacement of timber doors: Including repairs to the glazing bar/, opening mechanism, handles, latches, locks and frame dimensions and arrangement and the insertion of any new timber materials,
- xvi. Rainwater goods, including the repair and replacement of missing rainwater goods: Design, location, materials, finish, fixing and the method of repair;

23: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved car park refurbishment details.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

24: a) Prior to commencement of the development hereby permitted details of landscaping including both hard and soft landscape works and earthworks shall be submitted in writing to and approved in writing by the Local Planning Authority.

24: b) Prior to occupation of the development hereby permitted the approved landscaping details shall be carried out.

24: c) If within a period of 5 years from the date of the planting of any trees shrubs or plants, that tree shrub or plant, or any tree shrub or plant planted in replacement for it, is removed, uprooted, destroyed or dies and or becomes seriously damaged or diseased in

that period another tree shrub or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interests of the visual amenities of the area in accordance with saved policies ENV17 and ENV33 of Walsall's Unitary Development Plan.

25: a) Prior to commencement of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority of measures to be implemented in order to secure and protect the following interior features from damage or theft

- Staircases; balustrades/handrails;
- Fire places/chimney-pieces; decorative plaster and work;
- Doors; door cases.

25: b) The approved measures shall remain in place for the duration of the construction/ alteration work hereby permitted. Any future works following the conversion, involving the removal or changes to any of the heritage features will require separate listed building consent.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

26: a) Prior to commencement of the development hereby permitted details and to ensure that precautions are taken to secure and protect the interior and exterior features during the building work, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Chimney-pieces; cast guttering and hopper-heads;
- Stair balusters and handrails; windows containing historic window glass;
- Vulnerable surfaces and finishes.

26: b) Any agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently, except as indicated on the approved drawings.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

27: The existing timber notice board in the stairwell of the listed building shall be retained in situ in its current location at all times.

Reason: To safeguard the historical association of the site with its original use and to safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

28: No foul water pipe, external kitchen and bathroom vents, heating flues, television aerials or satellite equipment shall be fixed to the front elevation (Bridgeman Street) of this Grade II listed building.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

Notes for Applicant for Planning Application 21/0272

1. Police

The applicant may consider the following.

Suitable lighting will provide some security.

Lighting at the levels recommended by BS 5489-1:2020.

External LED lights with daylight sensors to the external walls, particularly by entrances and lighting to parking areas.

Alarm and cctv installers should be approved by NSI, SSAIB or both please see <https://www.nsi.org.uk/> and <https://ssaib.org/>

Recommend security using the principles of Secured By Design.

The applicant may wish to consider crime prevention and home security advice contained within SBD New Homes.

Please see:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NE_W_version_2.pdf

Dwelling entrance door-sets (SBD Homes 2019 page 29, 21.1-8).

PAS 24: 2016 standard doors for houses and apartments.

Consider combined fire and security door-sets. See attached door-set brochure.

Please see: <https://www.securedbydesign.com/guidance/standards-explained>

2. Air Quality

The Air Quality SPD (Section 5.6) advises the following about Electric Vehicle Charging Points:

An external weatherproof and lockable covered 32 Amp external 7 pin charging socket to comply with EN 62196-2 and be compatible with a J1772 Type 2 connector. The charging unit should feature a Mode 3 (IEC 61851) communication module.

Wherever possible the power supply and charging point should both be phase 3 compatible and be located near the parking area for each dwelling. Where only single-phase power supply is available the charging unit should be capable of handling 3-phase power if supply is subsequently upgraded.

Each charging unit to be supplied by its own independent radial circuit.

Further information on Electric Vehicle Charging Points and the necessity to provide these can be found in the following:

- West Midlands Low Emissions Towns and Cities Programme, Good Practice - Air Quality Planning Guidance,
- Black Country Air Quality Supplementary Planning Document (SPD),
- General Procurement Guidance for Electric Vehicle Charging Points, UK Electric Vehicle Supply Equipment Association (April 2015),
- Institute of Engineering and Technology (IET) Code of Practice for Electric Vehicle Charging Equipment Installation.

3. Acoustic Mitigation

Glazing to the front of the building, facing the bus station shall achieve a minimum sound reduction of R_w of 45 dB. Other glazing elements that do not face the bus station area will need to achieve a minimum sound reduction of R_w of 38 dB.

4. Mechanical Ventilation

Any mechanical ventilation system shall include filters on the air intake to remove/reduce particulates and pollutant gases. The system shall be designed to include a purge system.

5. Fire Officer

Approved Document B, Volume 1, Dwellings, 2019

Requirement B5: Access and facilities for the fire service

These sections deal with the following requirement from Part B of Schedule 1 to the Building Regulations 2010.

Requirement

Limits on application

Access and facilities for the fire service B5.

(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

Intention

Provisions covering access and facilities for the fire service are to safeguard the health and safety of people in and around the building. Their extent depends on the size and use of the building. Most firefighting is carried out within the building. In the Secretary of State's view, requirement B5 is met by achieving all of the following.

- a. External access enabling fire appliances to be used near the building.
- b. Access into and within the building for firefighting personnel to both:
 - i. search for and rescue people
 - ii. fight fire
- c. Provision for internal fire facilities for firefighters to complete their tasks.
- d. Ventilation of heat and smoke from a fire in a basement.

If an alternative approach is taken to providing the means of escape, outside the scope of this approved document, additional provisions for firefighting access may be required.

Where deviating from the general guidance, it is advisable to seek advice from the fire and rescue service as early as possible (even if there is no statutory duty to consult).

Section 13: Vehicle access

Provision and design of access routes and hard-standings

13.1 For dwelling-houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling-house.

13.2 For flats, either of the following provisions should be made.

- a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.
- b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.

13.3 Access routes and hard-standings should comply with the guidance in Table 13.1.

13.4 Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

Blocks of flats fitted with fire mains

13.5 For buildings fitted with **dry fire mains**, both of the following apply.

- a. Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building.
- b. The fire main inlet connection point should be visible from the parking position of the appliance, and satisfy paragraph 14.10.

13.6 For buildings fitted with **wet fire mains**, access for a pumping appliance should comply with both of the following.

- a. Within 18m, and within sight, of an entrance giving access to the fire main.
- b. Within sight of the inlet to replenish the suction tank for the fire main in an emergency

Overall

Access routes should have a minimum width of 3.7m between kerbs, noting that WMFS appliances require a minimum height clearance of 4.1m and a minimum carrying capacity of 15 tonnes (ADB Vol 1, Table 13.1).

Section 14: Fire mains and hydrants – flats

Provision of fire mains

14.2 Buildings with firefighting shafts should have fire mains provided in both of the following.

- a. The firefighting stairs.
- b. Where necessary, in protected stairways.

The criteria for providing firefighting shafts and fire mains are given in Section 15.

14.3 Buildings without firefighting shafts should be provided with fire mains where fire service vehicle access is not provided in accordance with paragraph 13.2(a). In these cases, the fire mains should be located within the protected stairway enclosure, with a maximum hose distance of 45m from the fire main outlet to the furthest point inside each flat, measured on a route suitable for laying a hose.

Design and construction of fire mains

14.4 The outlets from fire mains should be located within the protected stairway enclosure (see Diagram 15.1).

14.5 Guidance on the design and construction of fire mains is given in BS 9990.

14.6 Buildings with a storey more than 50m above fire service vehicle access level should be provided with wet fire mains. In all other buildings where fire mains are provided, either wet or dry fire mains are suitable.

14.7 Fire service vehicle access to fire mains should be provided as described in paragraphs 13.5 and 13.6.

Provision of private hydrants

14.8 A building requires additional fire hydrants if both of the following apply.

- a. It has a compartment with an area of more than 280m².
- b. It is being erected more than 100m from an existing fire hydrant.

14.9 If additional hydrants are required, these should be provided in accordance with the following.

- a. For buildings provided with fire mains – within 90m of dry fire main inlets.
- b. For buildings not provided with fire mains – hydrants should be both of the following.
 - i. Within 90m of an entrance to the building.
 - ii. A maximum of 90m apart.

14.10 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251.

14.11 Guidance on aspects of the provision and siting of private fire hydrants is given in BS 9990.

Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 16 and “National Guidance Document on the Provision for Fire Fighting” published by Local Government Association and WaterUK:

<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the WMFS Water Office at the address given above or by email on Water.Officer@wmfs.net

Section 15: Access to buildings for firefighting personnel – flats

Provision of firefighting shafts

15.1 In low rise buildings without deep basements, access for firefighting personnel is typically achieved by providing measures for fire service vehicle access in Section 13 and means of escape.

15.2 A building with a storey more than 18m above the fire and rescue service vehicle access level should have one or more firefighting shafts, each containing a firefighting lift (Diagram 15.1). The number and location of firefighting shafts should comply with paragraphs 15.4 to 15.7. Firefighting shafts are not required to serve a basement that is not large or deep enough to need one (see paragraph 15.3 and Diagram 15.2).

15.3 A building with basement storeys should have firefighting shafts in accordance with the following.

- a. There is a basement more than 10m below the fire and rescue service vehicle access level. The firefighting shafts should contain firefighting lifts.
- b. There are two or more basement storeys, each with a minimum area of 900m². **As per the May 2020 amendment to this guidance –**

Wayfinding signage for the fire service

15.13 To assist the fire service to identify each floor in a block of flats with a top storey **more than 11m** above ground level (see Diagram D6), floor identification signs and flat indicator signs should be provided.

15.14 The floor identification signs should meet all of the following conditions.

- a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
- b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
- c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.
- d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
- e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

15.15 The wording used on each floor identification sign should take the form Floor X, with X designating the number of the storey, as intended for reference by residents. The floor number designations should meet all of the following conditions.

- a. The floor closest to the mean ground level (see Diagram D4) should be designated as either Floor 0 or Ground Floor.
- b. Each floor above the ground floor should be numbered sequentially beginning with Floor 1.
- c. A lower ground floor should be designated as either Floor –1 or Lower Ground Floor.

d. Each floor below the ground floor should be numbered sequentially beginning with Floor –1 or Basement 1.

15.16 All floor identification signs should be supplemented by flat indicator signs, which provide information relating to the flats accessed on each storey. The flat indicator signs should meet all of the following conditions.

a. The signs should be sited immediately below the floor identification signs, such that the top edge of the sign is no more than 50mm below the bottom edge of the floor identification sign.

b. The wording should take the form Flats X–Y, with the lowest flat number first.

c. The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.

d. The wording should be supplemented by arrows when flats are in more than one direction.

e. The text and arrows should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch. NOTE: In the case of multi-storey flats with two or more entrances, the flat number should only be indicated on the normal access storey.

Sprinklers

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845:2015 are fitted throughout a house or block of flats:

a) the distance between a fire appliance and any point within the house (in houses having no floor more than 4.5m above ground level) may be up to 90m:

b) the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75m (in houses or flats having one floor more than 4.5m above ground level) (BS 9991:2015 50.1.2).

As per the May 2020 amendment to this guidance –

Section 7: Compartmentation/sprinklers – flats Page 59

7.4 Blocks of flats with a top storey **more than 11m** above ground level (see Diagram D6) should be fitted with a sprinkler system throughout the building in accordance with Appendix E. NOTE: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors or landings when these areas are fire sterile.

The approval of Building Control will be required to Part B of the Building Regulations 2010

Early liaison should be held with this Authority in relation to fixed firefighting facilities, early fire suppression and access (ADB Vol 2, Section 7)

The external access provisions for a building should be planned to complement the internal access requirements for a fire attack plan. (CIBSE Guide E, Fire Safety Engineering 2010, p. 13-14)

END OF OFFICERS REPORT