

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. S. Dudley 'A'	Refurbishment and extension of Wharf Cottage and Conversion of Warehouse into 2 dwellings with removal of modern lean-to and internal staircase - Listed Building Consent (As amended by plans received 19.04.2011, 17.05.2011 and 25.05.2011. As augmented by plans received 19.04.2011, 17.05.2011 and 27.05.2011, external material samples received April and May 2011, Photographic Record dated 26.05.2011, Structural Report and calculations received 26.04.2011, Nullifire Fire Protection Document and Primers & Top Seals Document and email received 27.05.2011, email received 23.06.2011 (timber treatment)) - Wharf Cottage and Warehouse, Alcester Road, Tardebigge, Bromsgrove, B60 1NF	LB	11/0268-SG 19.05.2011

RECOMMENDATION: that listed building consent be **GRANTED**.

Consultations

CO	Consulted 31.03.2011, expired 14.04.2011 - no objection subject to conditions.
BW	Consulted 31.03.2011, expired 21.04.2011 - no objection subject to conditions.
GG	Consulted 14.04.2011, expired 05.05.2011 - no comments received.
SPAB	Consulted 14.04.2011, expired 05.05.2011 - no comments received.
Publicity	Neighbour notification - 2 letters sent 19.01.2011, expired 09.02.2011. Site notice posted 05.04.2011, expired 26.04.2011. Press notice published 07.04.2011, expired 28.04.2011.

1 objection received. Object on two counts:

- (i) I believe that the development is not in the best interest for the community and the economy of the area. In particular in view of the change in funding / stewardship of British Waterways. I would prefer to see a development of a café and visitor centre to augment the canal and the trip boat amenity.
- (ii) There is no environmental survey to be carried out. The application states that there are no priority species using the building, the applicant cannot know this and I told him that there was a high probability of the building being used as a bat roost during his public consultation. I belong to the Birmingham and Black Country and Worcestershire Bat groups and have recorded several species using the area of a number of years. As part of my planning application, I had to have a bat survey, which recorded 6 species of bat using the area and I had a maternity roost for Soprano Pipistrelles and an overnight roost for Brown Long Eared bats. As a minimum there

should be a professionally conducted bat survey. Also, last year a pair of swallows raised 2 young, they gained access via the upper window to the canal side. As the numbers of this species is declining, mitigation should be installed to maintain nesting opportunities.

The site and its surroundings

This application relates to Wharf Cottage and Warehouse which are Grade II Listed. Wharf Cottage and Warehouse are located within New Wharf which consists of a hamlet of cottages and wharf buildings. The site is located north of the Worcester and Birmingham Canal in Tardebigge. The site is access via a communal driveway off Alcester Road which is shared by the other cottages and wharf buildings in the complex.

Wharf Cottage and Warehouse are officially listed as "Workshops 75m SW of Tardebigge Tunnel". The building dates back to the early 19th century with some mid-19th century alterations. The building is made of sandstone ashlar with low-pitches slate roof. The south gable end to the canal has moulded stone cornice, stone coped verge above, a central vertical opening which was formally the loft door and is now blocked over with a 3 light casement. A 20th century lean-to was added to the west side of the building which is not of any special architectural interest. A small cottage and privy were added to the north-northwest elevation of the warehouse before 1876.

The warehouse has remained largely redundant for commercial use for almost 60 years. At present, Wharf Cottage and Warehouse are empty and appear in need for a renovation.

Proposal

This Listed Building application proposes the extension and restoration of the existing 2-bed cottage and conversion of the Warehouse into two 3-bed dwellings with hard and soft landscaping and integrated car parking. The existing lean-to on the west side of the warehouse would be removed.

To the rear of the cottage, an additional storey would be added to the existing single storey extension that currently houses the bathroom and kitchen. The extension would match the height of the main body of the houses and would tie in with the existing main roof to the cottage. The existing privy is to be retained and refurbished. Internally, the ground floor to the cottage would be open plan with a new stair case leading to 2 bedrooms and a bathroom on the first floor.

Internally the existing open space of the warehouse would be divided into 2 units with a new party wall located in the centre (approx.) of the building and would be sub-divided across two floors. The internal arrangements of the warehouse on the ground floor will be relatively open with few new partitions. There would not be ceilings on the first floor which would allow for a view of the roof and trusses. No new windows or roof lights are proposed for the warehouse therefore only original openings will be used or opened up for the doors and windows. Floor joints, beams and cast iron columns are to be exposed.

The landscaping proposed includes a car parking and amenity area to the front consisting of golden flint chippings to be defined with cast iron bollards and blue brick edging. It is proposed that the rear gardens are lawned with grass and that the side and rear boundaries are defined with 1.1m high timber post and rail fence.

Relevant policies

WMSS	QE5
WCSP	CTC.19, CTC.21
BDLP	S39
DCS2	CP16
Others	PPS5

Notes

The main issues in the consideration of this application are the impact of the conversion scheme on the special interest of the Listed Building.

Listed Building and Conservation Area

The building has individual special interest as a surviving early industrial building that contributes to the character of the wider Canal Conservation Area. I consider the active use of the building would benefit the Listed Building since the structural works would deal with extant issues of structural movement and decaying fabric. I consider removal of the unattractive lean-to extension to the front of the warehouse would also be advantageous because it would improve the appearance of the building. I note that conversion of the warehouse to a residential use would also be in keeping with the character of the wharf which contains a group of notable unlisted historic cottages. Retention of the historic brick privy is also welcomed.

Whilst the new residential use will require some changes to the internal historic floorplan, I recognise that efforts have been made to retain an open plan layout particularly on the ground floor and that new partitions follow the line of the existing cast iron columns and trusses. The loss of the existing staircase is unfortunate but unavoidable in order to enable a new use. There would be the loss of some internal historic fabric with the introduction of plasterboard to improve energy efficiency which would conceal the stonework. Whilst this is unfortunate, I consider it just reasonable to create suitable living conditions and this will also enable the new wiring, plumbing, etc., to be contained within the plasterboard.

To maintain the historic fabric of the building and ensure a high quality restoration, the applicant has submitted samples of the stone for the repairs to the warehouse and a sample of the new roof slate for the cottage which have been checked on site and to which I find acceptable. A detailed photographic record of the interior and exterior of the warehouse and cottage has been received from the applicant (subject to request) to provide a record of the existing buildings which are considered to be of historic interest.

Methods statements have been received by the applicant with regard to the removal of the existing render and its replacement; for the repair to the crack between the gable wall

and rear wall; and for the removal of the ivy and associated chemical treatment. These methods statements are considered acceptable for the provision of sympathetic repairs that would not harm the special interest of the building.

There have been no new openings proposed in the warehouse because the proposal will utilise all existing openings; some of which are currently blocked up. There are 5 existing openings in total that span the length of the building. The full length opening on the gable end will incorporate a 3 window casement and those openings to the front and rear elevations will incorporate 2 window casements. I consider the proposed aluminium framing for these windows to be appropriate as it will reflect the former industrial use of the building.

Refurbishment of the cottage would introduce a new doorway in the side elevation and a first floor bathroom window. The first floor extension to the cottage would introduce a new opening on the rear elevation and a change to the profiling of the existing roof. In my opinion, the introduction of a few new openings and modification to its roof would not be of harm to the character and appearance of the cottage since it has an established residential use. Furthermore, the finished cottage would remain subservient to the principle building.

The Conservation Officer has not raised any issues with regards to the design of the conversion scheme and its impact on the Listed Building or Conservation Area.

Although some of the surrounding cottages have tiled roofs, slate is considered to be more appropriate in this case as the cottage is an addition to the slated warehouse.

I am happy with the use of cast iron bollards for the parking area since these are traditional to the Canal and the gravel surface to the front of the building would provide a softer appearance than tarmac as suggested by British Waterways.

For the reasons above, I consider the proposed scheme would have no adverse impact on the special interest of the listed building and its reuse would enhance the character and appearance of the wider Conservation Area.

Structural condition of the building

The application was accompanied by a structural report carried out by Russellford Associates dated 25th April 2011. The report found that the buildings are currently in a stable condition and suitable for conversion but do require a degree of maintenance. The report details the following work required or possibly required as part of the proposed conversion and extension of the cottage.

- The cottage will require a new roof which will have new lead flashing into the stone gable and around the brick chimney which requires re-pointing.
- New pointing with lime based mortar to replace the areas where cement based hard mortar has been used. Some re-pointing internally is also required.
- Two slates on the main roof of the warehouse require replacement.
- The underpinnings of the foundations to the cottage are required to maintain stability. An alternative solution, which would be preferable from a health and safety point of view, is for the rear single storey wing to be carefully taken down,

and then the new foundation and the walls above could be constructed on the same footprint.

- Extensive ivy coverings and its roots needs to be removed from the buildings.
- The crack in the northwest corner should be tied together with resin anchored stainless steel bars. The brick pier is to be rebuilt and tied securely to the outer stone wall to provide support for the heavy first floor beam.
- The concrete ground floor will require leveling before the dpm, insulation and screed are installed. The boards to the first floor will be replaced and any defective or inadequate floor joints replaced. The timber must be checked once it has been cleaned down and any rot or infestation treated.
- The cast iron columns supporting the first floor must be fire protected.
- There are two purlins on the rear roof slope in the bay adjacent to the canal which requires replacing, and the wall plate in the same area should be checked.

Subject to planning conditions, I consider the structural works required for the conversion scheme can be carried out without any impact on the special architectural or historic interest of the buildings.

Conclusion

The proposed development involves sympathetic alterations and an extension that would maintain the special interest of the Listed Buildings in accordance with policy S39 of the BDLP, policy CTC.21 of the WCSP and PPS5. I therefore consider LBC should be granted.

RECOMMENDATION: that listed building consent be **GRANTED**.

1. The development must be begun not later than the expiration of one year beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number HSE-039-001 received 24.03.2011;

Drawing Number HSE-039-003 Rev F received 25.05.2011;

Drawing Number HSE-039-006 Rev D received 19.04.2011;

Drawing Number HSE-039-008 Rev A received 17.05.2011;

Drawing Number HSE-039-009 received 24.03.2011;

Drawing Number HSE-039-011 received 19.05.2011;

Drawing Number HSE-039-012 received 17.05.2011;

Drawing Number HSE-039-017 received 27.05.2011;

Drawing Number HSE-039-018 received 27.05.2011;

Drawing Number HSE-039-019 received 27.05.2011;

Drawing Number HSE-039-020 received 27.05.2011;

Statement of Significance and Design & Access Statement received 24.03.2011;

SJD Architects Structural Report dated 11.04.2011, received 13.04.2011;

Russellford Associates Structural Report dated 25.04.2011, received 26.04.2011;

Russellford Associates Design Calculations received 26.04.2011;

Russellford Associates Gable frame and Ties Drawing Number 699001 received 17.05.2011;
Photographic Record dated 26.05.2011 received 27.05.2011;
Nullifire Fire Protection Document received 17.05.2011;
Nullifire Primers & Top Seals Document received 17.05.2011;
Email from applicant received 27.05.2011 (Nullifire)
Email from applicant received 23.06.2011 (Timber Treatment).

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials listed below shall be used and no others substituted without the written approval of the local planning authority.
 1. External aluminium window/door frames RAL 5008 Grey blue
 2. Reclaimed Welsh Roof slate
 3. Reclaimed Red and Buff Stone

Reason: To preserve the special interest of the Listed Building and preserve the character and appearance of the Conservation Area in accordance with policy S39 and S35A of the Bromsgrove District Local Plan January 2004 and policies CTC.21 and CTC.20 of the Worcestershire County Structure Plan 2001.

4. Prior to the commencement of works further details of the drylining of the internal walls, the installation of the new insulation, wiring and plumbing shall be submitted and agreed in writing by the Local Planning Authority.

Reason: To preserve the special interest of the Listed Building in accordance with policy S39 of the Bromsgrove District Local Plan January 2004 and policy CTC.21 of the Worcestershire County Structure Plan 2001.

5. During the conversion phase, full details of any replacement purlins, if necessary, shall be submitted and approved in writing by the Local Planning Authority.

Reason: To preserve the special interest of the Listed Building in accordance with policy S39 of the Bromsgrove District Local Plan January 2004 and policy CTC.21 of the Worcestershire County Structure Plan 2001.

6. Details of the replacement timber casement windows for the cottage at a scale of 1:20 shall be submitted and approved in writing by the Local Planning Authority.

Reason: To preserve the special interest of the Listed Building in accordance with policy S39 of the Bromsgrove District Local Plan January 2004 and policy CTC.21 of the Worcestershire County Structure Plan 2001.

Notes:

Third party works permission

"The applicant / developer is advised to ensure that any necessary consent is obtained and that the works comply with British Waterways' "Code of Practice for Works affecting British Waterways". (<http://www.britishwaterways.net/media>

[/documents/CoPIntroductions1-4.pdf](#)). For further advice, please contact our Works Engineer (Phil J White)."

Access

The applicant is advised that an agreement with British Waterways would be required for access relating to the BW depot and canal, for service crossings and for drainage/water connections.

The applicant is advised that permission would be required for any access to British Waterways land to accommodate the proposed demolition, excavation and construction works, i.e. scaffolding.

Encroachment

The applicant / developer is advised that an agreement would be required for the erection of balconies, foundations, etc. on British Waterways property.

Right of Support

British Waterways offer no right of support to the adjacent property. The land owner should take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location.

The applicant should contact British Waterways with regard to measures to prevent the ingress of construction materials into the waterway during the course of construction to prevent pollution of the waterway.

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy June 2004, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS	QE5
WCSP	CTC.19, CTC.21
BDLP	S39
DCS2	CP16
Others	PPS5

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse listed building consent.