

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Gavin Warr	Conversion of existing outbuildings to form 2 no. 1 bedroom dwellings and a home office for one of the proposed dwellings and the demolition of existing garage and construction of a new car port/ garage  Land Rear Of 37 Nash Lane, Nash Lane, Belbroughton, Worcestershire,	17.04.2018	18/00185/FUL and 18/00186/LBC

**Councillor Sherry has requested that this application be considered by Planning Committee rather than being determined under Delegated Powers.**

**RECOMMENDATION:**

- (a) With respect to **18/00185/FUL**, that **full planning permission** be **Granted**
- (b) With respect to **18/00186/LBC**, that **Listed Building Consent** be **Granted**

**Consultations**

**Worcestershire Archive and Archaeological Service** Consulted 23.05.2018 and No objection, but due to the historic nature of the site and the buildings, recommend that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission.

**Belbroughton and Fairfield Parish Council** Consulted 08.03.2018 and 23.05.2018 The Parish Council objects to the application:

1. The proposed development is felt inappropriate in what is part of the Belbroughton Conservation Area.
2. There is inadequate thought given to the provision of car parking at the proposed site.
3. The adopted highway Nash Lane is we feel not able to cope with further traffic and in addition turning ability in the road for existing residents would be compromised.
4. We understand that there is a question over permitted usage of the access from the site onto Nash Lane.

**Highways - Bromsgrove** Consulted 08.03.2018 and 23.05.2018

No objection subject to the following conditions:

- Vehicular access,
- Residential Parking Provision,
- Electric vehicle charging point,
- Cycle parking,
- Conformity with Submitted Details,
- Access, turning and parking

**Conservation Officer** Consulted 08.03.2018 and 23.05.2018

I have no conservation objection, subject to conditions relating to:

- Joinery,
- materials,

- underpinning.

**Severn Trent Water Ltd** Consulted 08.03.2018

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

**Drainage Engineers Internal Planning Consultation** Consulted 08.03.2018

I believe that the discharge of surface water will be adequately dealt with in a future Building Control and/or Severn Trent application and therefore I don't deem it necessary for this application to recommend attaching a drainage condition.

**Building Control PP** Consulted 08.03.2018

I confirm the buildings in question are capable of conversion.

**Arboricultural Officer** Consulted 08.03.2018 and 23.05.2018

No objection subject to conditions relating to:

- Arboricultural Method Statement

**WRS - Contaminated Land** Consulted 08.03.2018

Further to your consultation dated 8th March 2018 I have reviewed the above planning application for potential contaminated land issues of which none have been identified. Structural Appraisal of Existing Ancillary Outbuildings to rear of 3 High Street Belbroughton DY9 9SY (Land Rear Of 37 Nash Lane Belbroughton Worcestershire) have not identified any issues related to asbestos. WRS therefore have no adverse comments to make in relation to contaminated land.

**WRS - Noise** Consulted 08.03.2018 and

No objection to the application in terms of noise / nuisance impacting on future residents. However in order to minimise any nuisance, during the demolition / construction phase, to nearby sensitive receptor(s) the applicant should refer to the WRS Demolition and Construction Guidance (attached) and ensure its recommendations are complied with.

**Publicity**

Neighbour Notification letters sent 08/03/2018 expired 29/03/2018

Amendment Neighbour Notification Letters sent 23/05/2018 expired 06/06/2018

Site notice posted 9/03/2018 expired 30/03/2018

Press Notice published 16/03/2018 expired 30/03/2018

71 objections received in regards to the Full Planning Application and 69 in regards to the listed building application.

1 letter of support (from the owner of part of the site) received in regards to the Full Planning Application.

Reasons for objection include:

- Highway safety
- Parking and traffic problems.
- Access driveway being unsuitable for extra traffic- it has only ever been used by one resident and their family.

- Lack of space to manoeuvre cars within the site- more information should be required to demonstrate clearly that there is adequate provision for parking, manoeuvring, loading and unloading to fulfil the operation requirements of the proposed development, which now includes both business and residential use.
- Over intensification of development and lack of parking causes social and neighbour problems.
- Although it is an indifferent structure, the garage is located within the conservation area and on the site of a Grade II listing building. Surely there is a case that if the benefit of the parking spaces in the garage no longer goes to No.3 High Street, then the original planning justification for the garage no longer existing, and the footprint should be restored to garden land at the owners expense.
- Application is unsuitable in the site of a grade 2 listed building in the conservations area and should be refused.
- Uncharacteristic outlook from buildings onto parking areas and yards.
- Proposal does not enhance Belbroughton's characteristic dwellings.
- Proposal will be uncharacteristic of the village.
- The buildings are too small to be made into residential units of even reasonable quality
- We know the application site well and would hate to see it carved up in this manner. We have major concerns about the conversion of the butchers shop outbuildings into minuscule dwellings.
- Structural integrity and stability of the buildings and inadequate structural appraisal; of building undertaken
- Stability of the ground in this area of Belbroughton.
- Effect of proposal on adjacent garage and garden walls- there is a very real danger that parts of the historic walls which form the boundary between the outbuildings of the application site and No1 High Street may suffer collapse
- Having two converted properties crammed into a site just over our boundary wall is likely to generate more noise than we have experienced to date.
- Overlooking concerns.
- Whilst the present application does not have windows facing into the garden, we are likely to face subsequent applications to insert them.
- A poor planning decision in the past has contributed to the present ill-considered application (and its predecessor in 2016). Let's try to avoid making matters worse.
- Poor planning decisions lights lives and haunts local residential for decades.
- Belbroughton is fast losing its status as a village, but now become a through road for traffic taking a short cut.
- Belbroughton has reached saturation point as far as building is concerned.

Other non-material planning considerations have also been raised within some of the objections that were received.

Reasons for support include:

- The use of the access was used in connection with the former butchers shop.

**Councillor Margaret Sherry**

Overdevelopment of site and the effect of the development on London House due to the stability of the land in the area.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP4 Green Belt

BDP7 Housing Mix and Density

BDP12 Sustainable Communities

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP21 Natural Environment

BDP23 Water Management

### **Others**

SPG1 Residential Design Guide

NPPF National Planning Policy Framework (July 2018)

NPPG National Planning Practice Guidance

## **Relevant Planning History**

17/00614/FUL	Change of use from a butchers shop to a health and beauty clinic that carries out private holistic treatments including non-surgical treatments.	Approved	24.11.2017
16/0287	The conversion of existing outbuildings to form 2no. 1 bedroom dwellings and the construction of a new 3 bedroom dwelling incorporating an existing outbuilding	Refused Dismissed at Appeal	15.07.2016 28.04.2017
16/0288	The conversion of existing outbuildings to form 2no. 1 bedroom dwellings and the construction of a new 3 bedroom dwelling incorporating an existing outbuilding	Refused Dismissed at Appeal	15.07.2016 28.04.2017

## **Assessment of Proposal**

Although the site has been described as to the rear of 37 Nash Close, the site and the outbuildings within it did until recently relate to the outbuildings to 3 High Street. 3 High Street Belbroughton is a grade II listed building which comprises an end of terrace property of brick and tile construction, dating from the 18th century. The outbuildings were used as ancillary accommodation to the butchers and 3 High Street for a long period of time.

Adjacent to the site is 5 High Street, also a Grade II listed building, which is now used as the Belbroughton Working Men's Club. This has a similar sized garden to 3 High Street.

This application is for the conversion of three of the existing outbuildings to form 2no. 1 bedroom dwellings and demolition of the existing prefabricated garage and the erection of a new carport in its place.

As well as being within the curtilage of a listed building, the application site is also situated within the Green Belt, the Belbroughton village envelope and part of the site is situated within Belbroughton Conservation Area.

## **Green Belt**

Local and national Green Belt policy aims to prevent urban sprawl and preserve the openness of the Green Belt. It does this by preventing inappropriate forms of development which fail to maintain the openness of the Green Belt and conflict with its purposes.

In respect of the conversion works to the outbuildings, Green Belt policy supports the re-use of buildings provided that the buildings are of permanent and substantial construction. The policy also states that any re-use of buildings must also preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

A structural appraisal has been submitted with the application. This was produced by Structural Design Partnership, who are structural and civil engineers. They have inspected and assessed the buildings stability and suitability for conversion into residential units. They have set out in their appraisal that strengthening works would be required to the buildings which would include: the reconstruction of the front corner of building 3; replacement of defective timber lintels; remedial defective brickwork being repointed; and, spalled bricks being replaced. However, overall they do consider that the existing buildings are structurally stable and with the requisite remedial strengthening are suitable for conversion. As such the existing outbuildings that are to be converted are considered to be of permanent and substantial construction.

Given the previous use of the site and the existing layout, it is not considered that the proposed conversion of the outbuildings into two residential dwellings would result in an unacceptable level of harm to the openness of the green Belt or conflict with the purposes of including land within it. As such, it is considered that the conversion of the buildings would be appropriate development in the Green Belt.

The proposed conversion of the existing outbuildings does incorporate a small extension to increase the pitch and height of the existing single storey lean-to roof of Building 1. It is considered that this alteration to the existing roof slope would be a proportionate addition to the original building, and would therefore fall within one of the exceptions for new buildings in the Green Belt that are set out in paragraph 145 of the NPPF.

In respect of the replacement garage building, Green Belt policy supports the replacement of a building, provided the new building is in the same use and is not materially larger than the one it replaces. As the existing garage is a residential garage and the proposal is a car port for use by the proposed dwellings it is considered that the use would be the same.

The proposal is to demolish the existing garage on the site and replace it with a detached car port structure to be used by the two proposed dwellings. The existing garage structure has a floor area of approximately 31.5sqm and a volume of 91 cubic metres; whereas the proposed replacement car port would have a floor area of 32sqm and a volume of 98 cubic metres. The proposal would therefore increase the floor area of the existing building by approximately 4.5% and the volume by approximately 7.9%.

Although these figures show that the proposed car port would be larger than the existing garage, the level of enlargement in terms of floor area or volume are not considered to be material. The proposed replacement building is therefore considered to be appropriate development in the Green Belt.

### **Historic Environment and Character of area**

The Conservation Officer set out in her comments that these buildings have been vacant for some time, and she would welcome their re-use. She would not therefore object to the principle of their conversion to residential accommodation.

The Conservation Officer did raise concerns initially about some elements of the proposal and the level of detail provided with the application. However, following the submission of amended plans and revised schedule of works, she considers that the queries raised in her earlier comments have been addressed and has confirmed that he has no conservation objection. As overall it is considered that the proposal would preserve and enhance the listed buildings and their setting and the character and appearance of the conservation area.

The Conservation Officer has recommended that several conditions should be appended to any permission that is granted, which should include: joinery details, details of materials to be used throughout the development to be submitted, a survey report and method statement to be submitted regarding the underpinning works on building 3; and, that all works should be carried out in accordance with the latest submitted method statement.

Policy BDP7 sets out that Household needs within Bromsgrove District are varied and include requirements for a mixture of people and circumstances including: singles, couples and families. Therefore although the proposed units are small; these types of units are considered to be necessary to help provide the smaller units of accommodation that are required within the district.

The proposed dwellings would only have small amenity areas. However, given the size of the proposed dwellings it is considered that the proposed level of amenity space is sufficient. The proposed dwellings would also have limited openings and as such there views would be restricted. A landscaping scheme should therefore be conditioned to soften the site and improve the vistas of the future occupiers of the proposed dwellings.

### **Highways and parking**

A large amount of objections have been received from residents and the parish Council in regards to the impact the proposed development would have on highway safety in the village of Belbroughton.

Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of the proposal, and has confirmed that they are aware of the development at 3 High Street and that some of the parking spaces proposed on this site would be used by No. 3 High Street.

Overall though based on their analysis of the information submitted and consultation responses from third parties they have confirmed that they do not consider that the proposal would have a severe impact on highway safety and so have raised no objection subject to the conditions that the development is carried out in accordance with the submitted plans, parking provision, electrical vehicle charging points and cycle parking provision. Given the proposed car port could accommodate cycle parking, it is not considered necessary to condition the provision of cycle parking separately within the site.

Comments have been received from residents regarding the ownership of the access driveway into the site. Although the correct notices were not served on the owners of the access driveway when the application was originally submitted, it is believed that this was rectified throughout the application.

Comments have been received from residents regarding the ownership of the access driveway into the site; rights of access over this section of the site; and, the effect that proposal would have on an existing right of way through the site to the garage adjacent to building 2, that is owned by No. 4 Queens Hill. Disputes regarding matters such as these are not material planning considerations, and as such cannot be taken into consideration as part of the planning process.

## **Amenity**

The proposed conversion would result in new windows being inserted into some of the existing openings within the buildings that are proposed to be converted. Building 1 would be the only building to have habitable accommodation and windows at first floor.

The proposal is to have three windows within the first floor of building 1, two of which would be high level windows and the other would be a bathroom window, which would be obscure glazed. It is not considered that these windows would therefore affect the existing amenities enjoyed by the occupiers of the adjoining residential properties.

Building 3 would serve as an ancillary building connected to the main dwellinghouse contained within building 2. Objections have been received regarding the proposed windows in the northern elevation of this building. These objections relate to the loss of privacy and overlooking that these windows would cause to No. 37 Nash Lane. The windows that are to be inserted into the northern elevation of building 3 would be ground floor windows. Although the ground levels do change between the site and No. 37; with No. 37 being at a lower level than the site, it is considered that any views into No. 37 from the proposed windows in the northern elevation of building 3, would be partly screened by the existing fence that divides the site from No. 37. It is also noted that the proposed windows would not directly face the existing windows within the rear elevation of No. 37. Overall therefore it is considered that the windows that are proposed in the northern

elevation of building No. 3 would not have an adverse impact on the amenities currently enjoyed by the occupiers of No. 37 or any of the other adjoining residential properties.

Objections have been received regarding future occupiers wanting to insert new openings and windows into the buildings if planning permission is granted for them to be converted. As the buildings are listed, any new openings would require listed building consent, which would have to look at the impact of the new windows on the historic fabric and character of the listed buildings. So that the amenities of the neighbouring occupiers can also be taken into consideration in any future changes it is also considered necessary to remove permitted development rights to alter and extend the existing buildings, which would include the insertion of any new windows. This would mean that any new window or new opening would need to be applied for and formally assessed as part of a planning application before it can be lawfully inserted.

Worcestershire Regulatory Services (WRS) have raised no objection to the application in terms of noise impacting on residents. However, in order to minimise any nuisance, during the demolition and construction phase, to nearby sensitive receptors they have suggested that the applicant refer to the WRS Demolition and Construction Guidance and ensure its recommendations are complied with.

### **Drainage**

North Worcestershire water Management and Severn Trent Water have not raised any objection to the proposal subject to conditions.

### **Ecology**

A bat survey has been submitted with the proposed application. This survey sets out that although there are bats around the site, no bats were found to be roosting within any of the buildings. Worcestershire Wildlife trusts were consulted on the Bat survey, and have confirmed that it appears satisfactory and that the recommendations that are contained within the report appear sensible. These recommendations have been included as conditions.

### **Stability of land**

Concerns have been raised regarding the stability of the land in the area and the effect of the development on the existing boundary walls that surround the site. The boundary walls do form part of some of the buildings that are proposed to be converted and form an important feature that adds to the historic character and appearance of the listed buildings and Conservation area.

Residents have raised concern due to the history of other walls collapsing within the village and soil creep which is taking place within the village near to the site. I am not however aware of any land instability within this particular site. The structural assessment that has been submitted does not raise any concerns regarding land stability or the stability of the boundary walls that form part of the existing outbuildings.



It is however recommended that a condition be appended to any permission that is granted, which asks that any damage to the existing boundary walls caused by the development works is rectified.

### **Community facilities**

Access to community facilities and services, such as shops are considered an essential element of sustainable and inclusive communities. This proposal is for the redevelopment of outbuildings which were connected to the former butchers shop at 3 High Street. 3 High Street has now been subdivided from the site and is now owned by a different owner to that of the site. Therefore it is considered that the current proposal would not result in the loss of a community facility.

### **Conclusion**

It is considered that the proposed development would be appropriate development in the Greenbelt, which would preserve and enhance the character and appearance of the conservation area and see three disused curtilage listed buildings put back into use in a sympathetic manner. It is not considered that the proposal would have a severe impact on highway safety or adversely affect the amenities currently enjoyed by the adjoining residential occupiers. Overall therefore it is considered that the proposal accords with the policies in the local plan and the NPPF.

### **RECOMMENDATION:**

- (c) With respect to **18/00185/FUL**, that **full planning permission** be **Granted**
- (d) With respect to **18/00186/LBC**, that **Listed Building Consent** be **Granted**

### **Conditions:**

#### **Planning Application 18/00185/FUL**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing No. 220-LP-1 Location Plan

Drawing No. 220-P-10 Rev. A Ground Floor Plans and site Layout

Drawing No. 220-P-02 Rev. C Outbuildings proposed elevations

Drawing No. 220-P3-01 Rev. C First Floor Plans

Drawing No. 220-3-03 Rev. B Proposed car port plan and elevations

Drawing No. 220-3-02 Rev. A- Building 3- Proposed Plan and Elevations

Amended Schedule of Works to listed building dated may 2018 Received  
01.07.2018

Drawing No. 220-ST-1 Drawing Ground Floor Plans- Location of Galv. Wall plate

and straps, lintols and structural ridge  
Drawing No. 220-ST-2 First Floor Plans- Location of Galv. Wall plate and straps,  
lintols and structural ridge

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. Prior to the commencement of the development hereby approved a survey report and method statement setting out the requirements for any underpinning works that are to be undertaken within building 3, has been submitted to and approved in writing by the Local Planning Authority. The underpinning works shall then be carried out and completed fully in accordance with the approved method statement.

Reason: This is a pre commencement condition as it is necessary to establish the extent of the works required on building 3 prior to any works being carried out on site in order to safeguard and maintain the character and appearance of the curtilage listed buildings.

4. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, an Arboricultural Method Statement or similar detailed schedule of works to protect the hedges & trees on and adjacent to the site in accordance with British Standard BS5837:2012 shall be submitted to and approved by the Local Planning Authority.

Reason: This is a pre commencement condition as it is necessary to protect the trees, hedges & landscape features which form an important part of the amenity of the site and adjacent properties from all forms of development. This is in accordance with policies BDP1, BDP19, BDP22, BDP21 & BDP22 of the Bromsgrove District Plan 2011 - 2030 and the National Planning Policy Framework.

5. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows on and adjacent to the application site shall be protected or works within Root Protection Areas carried out only in accordance with the methods detailed in the approved Arboricultural Method Statement. These measures shall be maintained as approved until all development subject of this permission has been completed.

Reason: This is a pre commencement condition as it is necessary to protect the trees, hedges & landscape features which form an important part of the amenity of the site and adjacent properties from all forms of development. This is in accordance with policies BDP1, BDP19, BDP22, BDP21 & BDP22 of the Bromsgrove District Plan 2011 - 2030 and the National Planning Policy Framework.

6. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  - a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This is a pre commencement condition so that a site investigation and recording of the site can take place in accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

7. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (6) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

8. Prior to their first installation samples and details of the form, colour and finish of the materials to be used externally on the walls and roofs of the buildings, boundary walls and all areas of hard surfacing within the site (driveway, parking and patio areas) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to preserve the integrity and character of the building, and its materials.

9. Prior to installation details of the colour of the mortar to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to its use and the mortar shall thereafter be applied to the building.

Reason: In the interests of visual amenity and to preserve the integrity and character of the building, and its materials.

10. If during any of the demolition or construction works of the development hereby approved the any of the existing walls that form the boundary of the application

site are damaged, works shall cease on the site immediately and the Local Planning Authority shall be contacted. A survey report and method statement setting out the details of the repair works (including materials to be used) shall then be submitted to and approved in writing by the Local Planning Authority. The repair works shall then be carried out and completed fully in accordance with the approved method statement.

Reason: To safeguard and maintain the character and appearance of the listed buildings and the conservation area.

11. Prior to their construction, plans and details of all of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to maintain the character and appearance of the listed buildings and the Conservation area.

12. Prior to installation, details of all joinery shall be submitted at a scale of 1:5 to the local planning authority and approved in writing. The development shall then be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the listed buildings.

13. Prior to the first occupation of the development hereby approved, details of a landscaping scheme including a planting schedule, showing details of retained and new landscape planting have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall include native species of trees, flowering shrubs and herbs.

Such approved planting shall be completed prior to the first occupation of the development or such other time as is agreed as part of the details to be submitted. The planting schedule shall include all those trees, hedgerows, shrubs or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the character and appearance of the area and enhance the habitat of bats and birds which are protected species under the Wildlife and Countryside Act 1981 and in accordance with paragraph 175 of the NPPF.

14. The ground floor window situated within the Southern Elevation of building 1 (shown on approved drawing No.220-P-02 Rev. C- Outbuilding Proposed elevations) shall be non-opening and obscure glazed to a level equivalent to Pilkington scale of obscurity 4 or 5. The window shall be maintained as such perpetuity.

Reason: To protect the amenities of neighbouring residents

15. The first floor window to be installed in the southern elevation of building 1 (shown on approved drawing No.220-P-02 Rev. C- Outbuilding Proposed elevations) shall be obscure glazed to a level equivalent to Pilkington scale of obscurity 4 or 5 and the opening shall have a right sided (as viewed from outside) casement only i.e. side hinged pane that swings outwards towards the boundary with No. 1 High Street. The window shall be maintained as such in perpetuity.

Reason: To protect the amenities of neighbouring residents

16. Should any bats be discovered within the buildings during the conversion works, then all works on the site must stop immediately and a suitably licensed and qualified bat ecologist must be engaged to advice on the most appropriate way to proceed.

Reason: To protect species under the Wildlife and Countryside Act 1981 and in accordance with paragraph 175 of the NPPF.

17. Prior to the first occupation of the development hereby approved, a bat box should be installed on the Southern elevations of Building 1 and 3. The bat boxes shall be installed at a minimum height of 2.5metres. These shall remain for the lifetime of the development.

Reason: To enhance the habitat of bats which are protected species under the Wildlife and Countryside Act 1981 and in accordance with paragraph 175 of the NPPF.

18. Any lighting that is installed on site shall be low powered (with a lux level of 3 or less), and downward pointing and mounted at a low level to minimise the level of impact from lighting on bats.

Reason: To enhance the habitat of bats which are protected species under the Wildlife and Countryside Act 1981 and in accordance with paragraph 175 of the NPPF.

19. The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

20. The Development hereby permitted shall not be first occupied until all of the parking spaces shown on drawing no. 220-P-10 Rev. A (Ground Floor Plans and site layout) and the car port shown on drawing no.220-P-10 Rev. A and Drawing No. 220-3-03 Rev. B (Propose car port plan and elevations) have been fully laid and constructed. These areas shall thereafter be retained for the purpose of parking vehicles at all times.

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to avoid unregulated parking within the site.

21. The Development hereby permitted shall not be first occupied until two of the proposed car parking spaces have been fitted with an electric vehicle charging point. Thereafter these charging points shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities.

22. The Development hereby approved shall not be occupied until the access, turning area and parking facilities shown on Drawing 220-P-10 rev. A have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

23. Building 3 shall be used for purposes incidental to the enjoyment of the residential use of Building 2 only, and shall not be let or severed from this property.

Reason: To safeguard the amenities of the area.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A, C, D, and F shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the amenities of the neighbouring occupiers, the character and appearance of the area and the openness of the Green Belt.

### **Listing Building Application 18/00186/LBC**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing No. 220-LP-1 Location Plan

Drawing No. 220-P-10 Rev. A Ground Floor Plans and site Layout

Drawing No. 220-P-02 Rev. C Outbuildings proposed elevations

Drawing No. 220-P3-01 Rev. C First Floor Plans

Drawing No. 220-3-03 Rev. B Proposed car port plan and elevations

Drawing No. 220-3-02 Rev. A- Building 3- Proposed Plan and Elevations

Amended Schedule of Works to listed building dated may 2018 Received 01.07.2018

Drawing No. 220-ST-1 Drawing Ground Floor Plans- Location of Galv. Wall plate and straps, lintols and structural ridge

Drawing No. 220-ST-2 First Floor Plans- Location of Galv. Wall plate and straps, lintols and structural ridge

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. No development shall take place until a survey report and method statement setting out the requirements for any underpinning works that are to be undertaken within building 3, has been submitted to and approved in writing by the Local Planning Authority. The underpinning works shall then be carried out and completed fully in accordance with the approved method statement.

Reason: To safeguard and maintain the character and appearance of the listed buildings.

4. Prior to their first installation samples and details of the form, colour and finish of the materials to be used externally on the walls and roofs of the buildings, boundary walls and all areas of hard surfacing within the site (driveway, parking and patio areas) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to preserve the integrity and character of the buildings, and its materials.

5. Details of the colour of the mortar to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to its use and the mortar shall thereafter be applied to the building.

Reason: In the interests of visual amenity and to preserve the integrity and character of the buildings, and its materials.

6. If during any of the demolition or construction works of the development hereby approved the existing walls that form the boundary of the application site are damaged, works shall cease on the site immediately and the Local Planning Authority shall be contacted. A survey report and method statement setting out the details of the repair works (including materials to be used) shall then be submitted to and approved in writing by the Local Planning Authority. The repair works shall then be carried out and completed fully in accordance with the approved method statement.

Reason: To safeguard and maintain the character and appearance of the listed building.

7. Prior to their construction, plans and details of all of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to maintain the character and appearance of the listed buildings and the Conservation area.

8. Prior to installation, details of all joinery shall be submitted at a scale of 1:5 to the local planning authority and approved in writing. The development shall then be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the listed buildings.

### **Informatives**

1. This permission refers only to that required under the Town and Country Planning Act 1990 (an amended) and does not include any other consent or approval under any enactments, byelaw, order or regulation. The grant of planning permission does not override any third party rights which may exist over the application site.

Compliance with the building regulations will be required and before commencing works, it is recommended that discussions take place with the Building Control section of this Council. Where a building regulations approval is obtained and this is different from your planning and listed building consent, you should discuss this matter with the Development Management section of the Council.

On addition, the application is also advised that any works affecting party walls or involving excavations for foundations adjacent to a party will be required to serve notice on all adjoining owners before work commences. You are advised to contact the services of a private surveyor to act on your behalf in any formal private procedures and agreements that are now required by the part wall act 1996.



2. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.
3. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
4. In order to minimise any nuisance, during the demolition and construction phase, to nearby sensitive receptors the applicant should refer to the WRS Demolition and Construction Guidance and ensure its recommendations are complied with.
5. In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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