

<p>Mr S Sahota 103 Selly Park Road Birmingham B29 7LH</p>	<p>Change of use to residential, demolition of existing structure to rear of property and alterations to existing property and extensions to rear to include 7 No. 1 bed properties and 7 No. 2 bed properties. Tipton Conservative and Unionist Club, 64 Union Street, Tipton. DY4 8QH</p>
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Date Valid Application Received 12th February 2019

1. Recommendations

Subject to no adverse comments from Environmental Health, approval is recommended subject to the following conditions: -

- i) External materials;
- ii) Boundary Treatment;
- iii) Removal of trees along garden boundaries with Waterloo Street;
- iv) Landscaping details;
- v) Details of refuse storage;
- vi) Electric vehicle charging points;
- vii) Secure cycle provision;
- viii) Details of secure gated access arrangements;
- ix) External lighting;
- x) Provision and retention of parking; and
- xi) Installation of roof top garden privacy screen prior to occupation and its subsequent retention.

2. Observations

This application is being brought to the attention of your Committee because more than three objections have been received and the proposal is recommended for approval.

Site Surrounding

The application refers to the Tipton and Unionist Conservative Club and associated rear car park, on the east side of Union Street, close to Tipton town centre. The three-storey property (including basement) is adjoined by housing to the south, east and west. The building stands within the Tipton Factory Locks Conservation Area that is also designated as open space.

Planning History

There is no relevant planning history relating to the site. I am advised that the club has been closed for about 4 years and that the site has been troubled by fly tipping causing nuisance to nearby residents.

Current Application

It is proposed to convert and extend the building to create 14 flats (7, 1-bed and 7, 2-bed). Extensions to the building would be carried out at the rear in a combination of single, two-storey and three-storey additions. The accommodation would be provided over three floors with 3 flats in the basement, 5 flats on the ground floor and 5 flats on the first floor. Balconies would be inserted onto the elevation facing the conservation area to take advantage of the outlook. External amenity space would be provided at ground floor level and on top of the two-storey extension. Internal space standards for the flats, as recommended by the Council's Residential Design Guide, are adhered to. A total of 18 parking spaces would be provided at the rear of the site accessed off Union Street via the existing side drive along the boundary with the rear gardens of dwellings in Waterloo Street, situated at a lower ground level than the application site. Cycle parking, refuse storage and ground floor garden space is proposed.

Publicity

The application has been publicised by press notice and neighbour notification. I have received four objections, summarised as: -

- (i) Loss of privacy, overlooking of gardens and windows from the development especially from the roof top patio/garden;
- (ii) Increased noise from more vehicles accessing the site;
- (iii) Loss of light;
- (iv) The building has historical and architectural interest and the proposal may adversely affect the conservation area;
- (v) Increased traffic problems;
- (vi) Additional refuse may create odours and attract vermin close to existing houses;
- (vii) Loss of trees;
- (viii) A couple of the trees on the boundary are dangerous and should be removed; and
- (ix) Clarification required relating to boundary treatment as the land on which the club sits is at a higher level than houses in Waterloo Street and New Street.

The Tipton Civic Society supports the application in principle as a positive reuse of this significant local building. It is suggested that there is an opportunity to restore original fenestration to the Union Street facade which was ill treated by the insertion of inappropriately proportioned windows in the 1970s. This is discussed further in this report.

Statutory Consultee Responses

Severn Trent – no objections and no requirement for a drainage condition in this case.

Canal and River Trust – no objections.

Head of Highways – No objections.

Head of Environmental Health

(Contaminated Land Team) – No comments.

(Noise Team) – No comments.

(Air Quality Team) – Recommends installation of electric vehicle charging points.

Planning Policy - The proposal generally accords to relevant housing policy (Windfalls). It would be liable for the Community Infrastructure Levy.

Conservation and Listed Buildings Officer – By way of background, the building has considerable local significance and

should be considered as a non-designated heritage asset. It dates from the late 19th century/early 20th century and stands on the site of former premises of the Union Flour Mill. It became the Tipton Conservative Club in the early 20th century.

There are no objections in principle to the proposals. However, this application presents an opportunity to rectify some unsympathetic 1970s alterations to the building, as observed by the Tipton Civic Society earlier in this report. The following has been requested: -

1. A kitchen window is reinstated.
2. An area where the living room window is shown on the plan, (but not on the elevation) is an existing area of poorly matched brickwork used when bricking up the prominent original large shop window. Reinstating the large window to the front would serve the proposed living room well, tidy up the scar caused by the brickwork and be in the interests of the heritage significance of the building.
3. To reinstate window set-back reveals on the front elevation if these windows are to be replaced.
4. On the north-east elevation the existing small paned bow window is shown as retained. However, if replaced with a more suitable proportioned window it would enhance the building considerably.

Amended plans have been submitted to reflect most of the suggested amendments, except for setting back the window reveals on the front elevation. This cannot be provided because the applicant has confirmed that the existing windows are not being replaced as part of this proposal. It would be unreasonable to refuse the application on this basis alone.

Tree Preservation Officer - Due to the size, location and siting on top of an embankment, the conifer tree and the self-setting sycamores should be removed as they are dangerous. This can be controlled by condition and the applicant has also confirmed that these trees would be removed.

Healthy Urban Development Officer – Recommends installation of electric vehicle charging points.

Responses to objections

Responding to each point, I provide the following comments: -

- (i) The privacy screen around the rooftop balcony has been increased in height from 1m to 1.8m to ensure privacy of neighbouring residents is maintained. It is not considered that windows of the proposed extensions would adversely impact on the current privacy enjoyed by neighbours.
- (ii) The site was once used as a social club where there would likely have been movement of large numbers of vehicles late into the evening. It is not considered that the proposal for 14 flats would generate such a significant amount of vehicle movements to disturb neighbours to an appreciable degree and that vehicle movement is more than likely to be less than the former use as a social club.
- (iii) The extensions would not cause loss of light as they would be no closer to the nearest houses in Waterloo Street than the original club building and would be at least 22m away from the closest houses in New Street.
- (iv) It is recognised that the building is of historical interest and this has been addressed through the submission of amended plans in line with comments from the Tipton Civic Society and the Council's Conservation Officer (see comments below).
- (v) The Head of Highways has no objections.
- (vi) Details of refuse storage arrangements can be controlled by planning condition. Any subsequent problems with rodents or odours would be a matter for the Head of Environmental Health.
- (vii) The proposal does involve the removal of some trees. During the processing of this application the Council's Tree Preservation Officer inspected trees identified by neighbouring residents and they were found to be in a dangerous position at a higher level on the boundary with gardens in Waterloo Street. Therefore, it is recommended by that they be removed. A replacement landscaping scheme should compensate for the loss and this and could be controlled by planning condition.
- (viii) Please see preceding response (vii).
- (ix) Part of the boundary treatment is in a dilapidated condition and it will be appropriate for new boundary treatment to be provided as part of a planning condition.

Planning Policy and Other Material Considerations

The proposed conversion and extensions to this building are generally supported by relevant housing and urban design

policies. The site is in a highly sustainable location, close to the town centre and is also adjoined by other housing. The development will bring this important historic local building into a long-term sustainable use. Amendments to the proposal ensure that the special character and local distinctiveness of this historic building will be retained and enhanced in line with Policy ENV2 (Historic Character and Local Distinctiveness). Also, that the special character of the adjoining Conservation Area (SAD HE2) will not be undermined.

Conclusion

Conversion and extension of this historic building together with its reuse for residential development is welcomed subject to appropriate planning conditions listed in the recommendation to this report.

3. Relevant History

Non-relevant.

4. Central Government Guidance

NPPF – Promotes sustainable development

5. Development Plan Policy

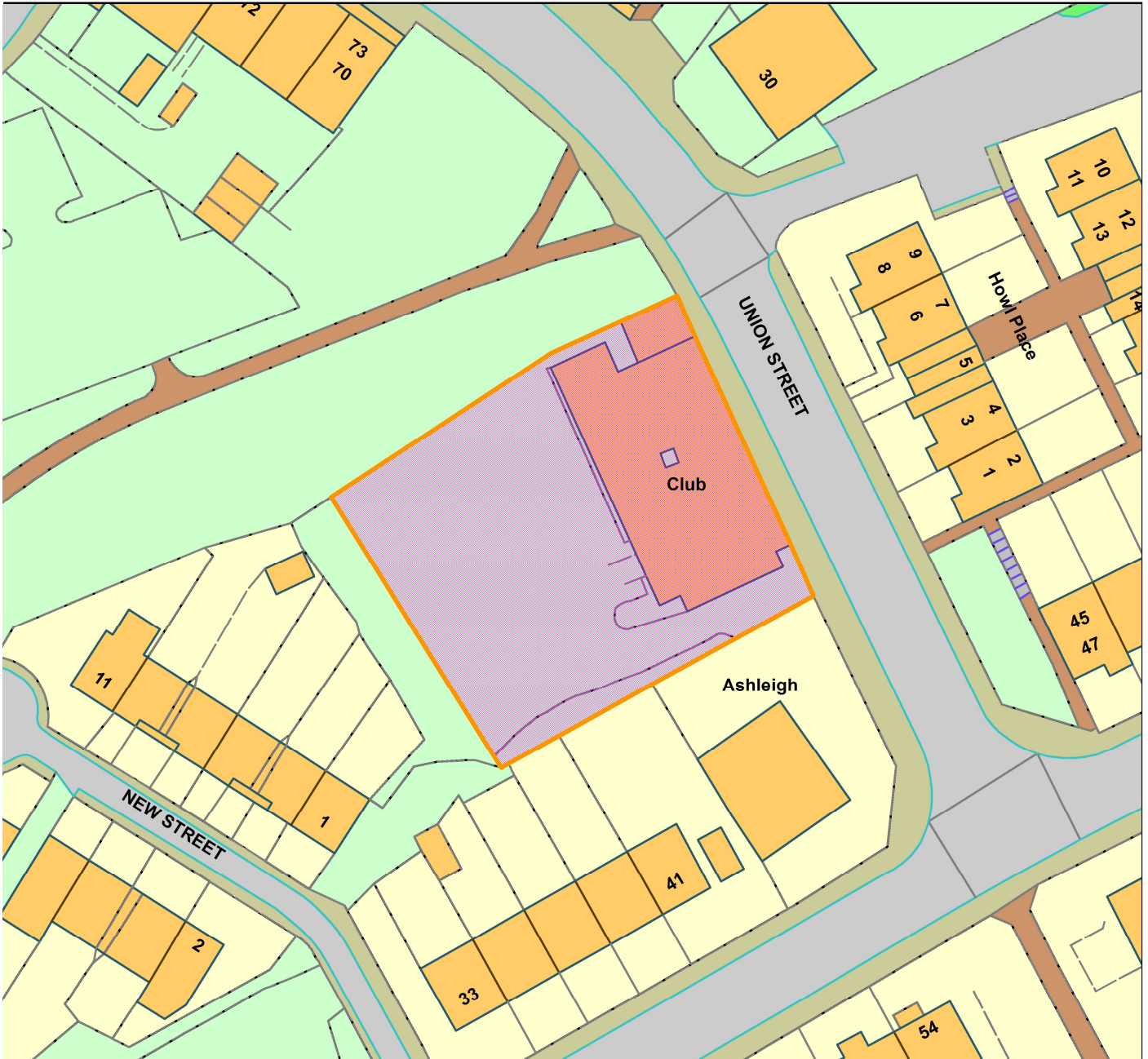
ENV2 Historic Character and Local Distinctiveness
ENV3 Design Quality
ENV8 Air Quality
SAD H2 - Housing Windfalls
SAD HE 2 - Conservation Areas
SAD EMP 2 - Training and Recruitment
SAD EOS 9 - Urban Design Principles

6. Contact Officer

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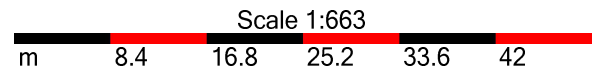
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Tipton Conservative and Unionist Club, 64 Union Street



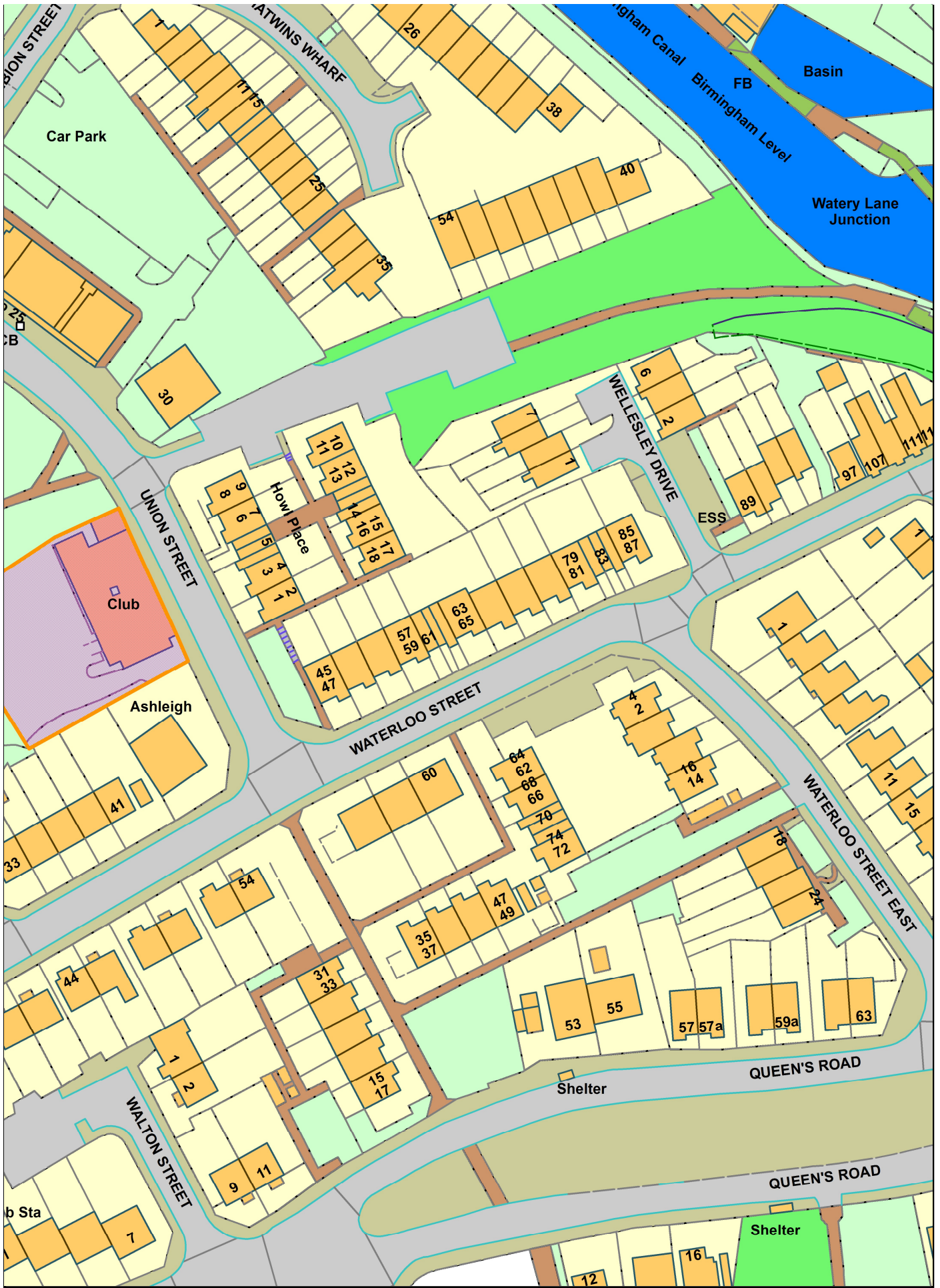
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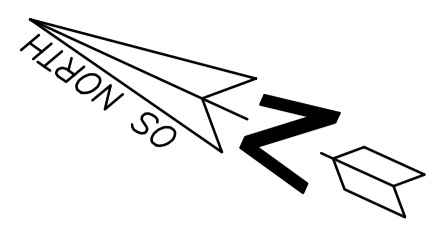
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Comments	Not Set
Date	28 March 2019
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UNION STREET

SCHEDULE OF ACCOMMODATION		
PLOT	TYPE	AREA
Sub-Ground Floor		
01	2 bedroom, Apartment, Private	67m ²
02	2 bedroom, Apartment, Private	67m ²
03	1 bedroom, Apartment, Private	51m ²
Ground Floor		
04	2 bedroom, Apartment, Private	67m ²
05	1 bedroom, Apartment, Private	54m ²
06	1 bedroom, Apartment, Private	45m ²
07	2 bedroom, Apartment, Private	68m ²
08	2 bedroom, Apartment, Private	67m ²
09	1 bedroom, Apartment, Private	51m ²
First Floor		
10	2 bedroom, Apartment, Private	64m ²
11	1 bedroom, Apartment, Private	54m ²
12	1 bedroom, Apartment, Private	53m ²
13	2 bedroom, Apartment, Private	67m ²
14	1 bedroom, Apartment, Private	51m ²
Σ	14 properties 21 bed 7No. 2 bed 7No. 1 bed 14 private market 0 shared ownership	

SITE AREA = 1444m²

PARKING PROVISION

14 car spaces & 22 cycle racks



SITE PLAN KEY	
	Existing Property
	Single Storey Extension
	Two Storey Extension
	Three Storey Extension
	Electric Vehicle Charging Space

NOTE

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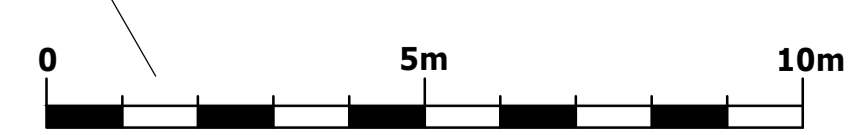
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Rev	Date	Comments
D	25.01.19	Electric Vehicle Charging Points
C	04.12.18	Schedule & Plan updated
B	29.09.18	Schedule updated
A	24.08.18	Alterations to plans

Job
Tipton Conservative & Unionist Club, 64 Union Street, Tipton DY4 8QJ

Dwg Title
SITE PLAN AS PROPOSED

LAPWORTH ARCHITECTS
Lapworth Architects Ltd
4 Edward Street, Birmingham, B1 2RX
Tel: 0121 455 0032



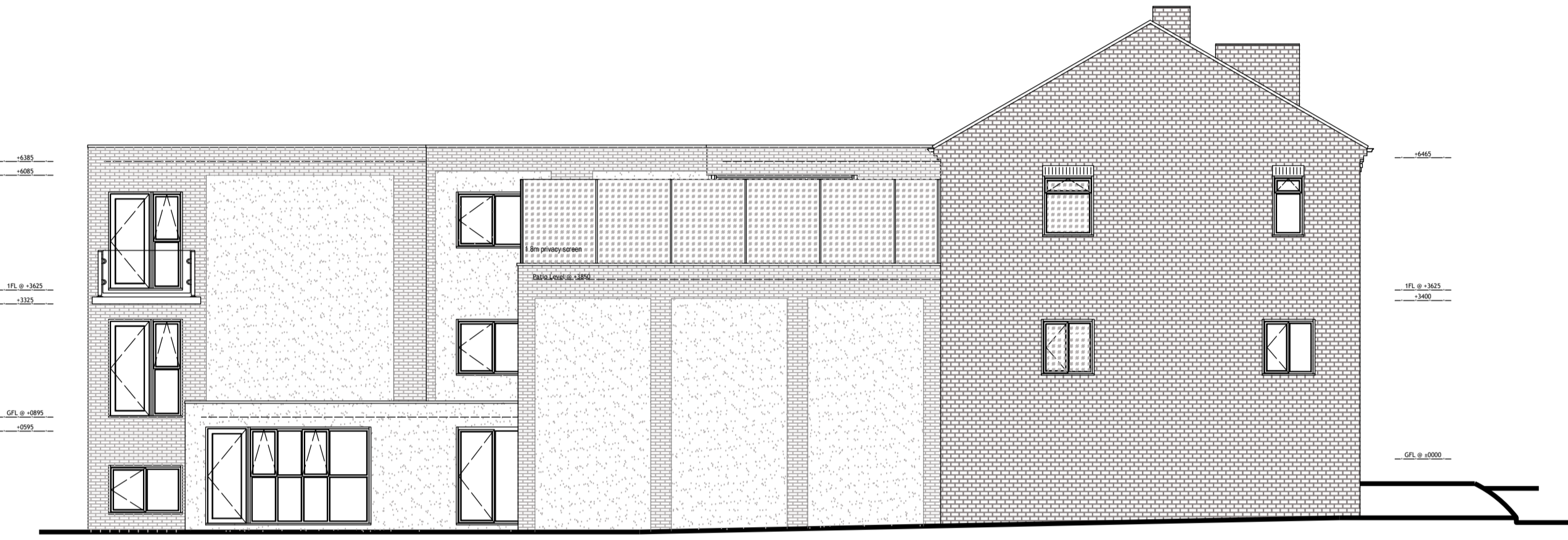
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Job no. 2343	Dwg no. 05	Revision D



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



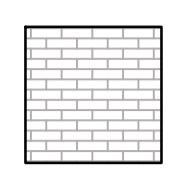
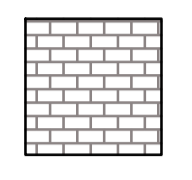
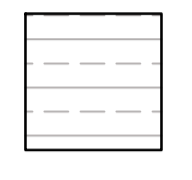


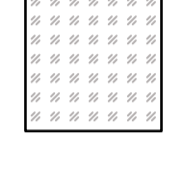

SIDE ELEVATION



INDICATIVE SECTION

INDICATIVE SECTION

MATERIALS

-  Face brick
-  Face brick (traditional)
-  Timber board
-  Rough cast render
-  Tiles
-  Frosted glass
-  Boarded up



NOTE

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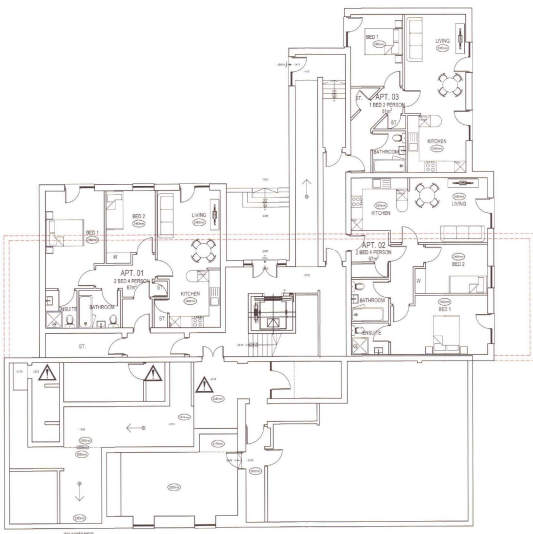
Rev	Date	Comments
D	19.03.19	Windows amended
C	07.03.19	Privacy screen
B	04.12.18	Schedule & Plan updated
A	28.09.18	Change to materials

Job
 Tipton Conservative & Unionist Club, 64 Union Street, Tipton DY4 8QJ

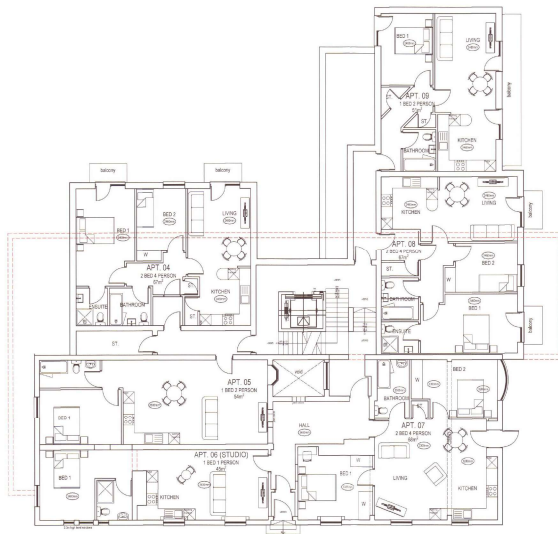
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 ELEVATIONS AS EXISTING

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Scale 1:100 @ A1	Date JULY 2018	Drawn
Job no. 2343	Dwg no. 08	Revision D



SUB-GROUND FLOOR PLAN



GROUND FLOOR PLAN

KEY

- Walls to be Demolished
- Existing Walls
- Proposed Walls
- No Access

NOTE

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Rev	Date	Comments
C	04.12.18	Schedule B Plan updated
B	28.09.18	Alterations to plan
A	24.08.18	Alterations to plan

Tipton Conservative & Unionist Club, 64 Union Street, Tipton DY4 8JQ.

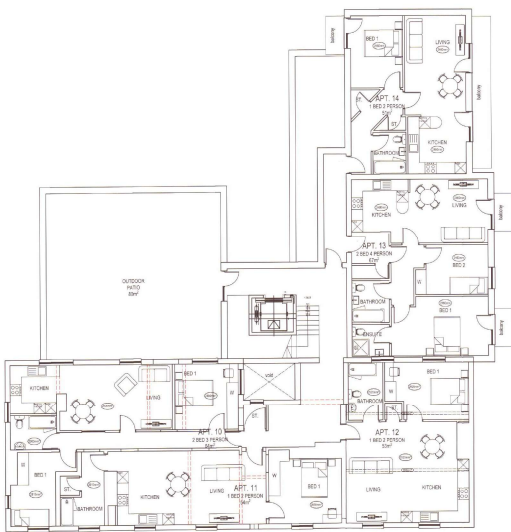
Dwg Title
FLOOR PLANS AS PROPOSED

LAPWORTH ARCHITECTS

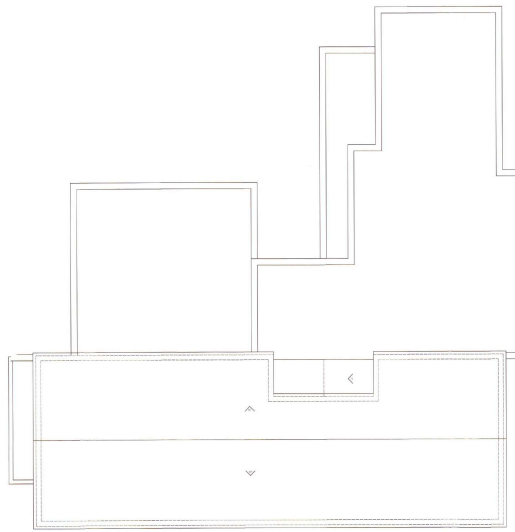
Lapworth Architects Ltd
Edmond House, Birmingham, B1 2BX
Tel: 0121 419 8500

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02.42	02		

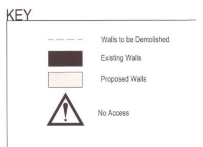




FIRST FLOOR PLAN



ROOF PLAN



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Rev	Date	Comments
C	04.12.18	Schedule & Plan updated
B	28.09.18	Alterations to plans
A	24.08.18	Alterations to plans

Site: Tipton Conservative & Unionist Club, 44 Union Street, Tipton D14 8JQ

Drawn Title: FLOOR PLANS AS PROPOSED

LAPWORTH ARCHITECTS

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Scale	1:50	Date	AUG 2018	Drawn
Job no.	7343	Drawn by	07	Revision

