

# Planning Committee

Tuesday, 23 March 2021

<b>Planning application no.</b>	20/01296/FUL and 20/01297/LBC	
<b>Site</b>	Rock House, Old Hill, Tettenhall, Wolverhampton, WV6 8QB	
<b>Proposal</b>	Part change of use of a Grade II listed building to create 8 apartments with associated internal and external works.	
<b>Ward</b>	Tettenhall Wightwick;	
<b>Applicant</b>	Deol Developments Ltd	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simkins Cabinet Member for City Economy	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Colin Noakes	Senior Planning Officer
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## 1.0 Summary recommendation

Grant

## 2.0 Application site

- 2.1 Rock House is located on the corner of Old Hill and The Rock, close to the centre of Tettenhall. The property is on two levels with the main Georgian building fronting onto Old Hill and a higher-level, single storey building, which is currently in use as a dental practice, accessed from The Rock.
- 2.2 The building originally dates to the 18<sup>th</sup> Century, is Grade II listed and situated within the Tettenhall Greens Conservation Area. The principle elevation of the Georgian town house is three storeys in height with a basement. There are two entrances to the application building one off Old Hill and one accessed via the property's car park on The Rock. The main building on the application site was last used as commercial offices but is currently empty.

### **3.0 Application details**

3.1 The application seeks to convert the main Rock House building into eight apartments. The dentist surgery will continue to operate from the building on The Rock.

### **4.0 Relevant policy documents**

4.1 National Planning Policy Framework (NPPF)

4.2 Black Country Core Strategy (BCCS)

4.3 Unitary Development Plan (UDP)

4.4 Tettenhall Neighbourhood Plan (TNP)

### **5.0 Publicity**

5.1 There has been one objection and eight letters in support of the application.

5.2 The reason for objection is parking provision.

### **6.0 Consultees**

6.1 Transportation – no objection subject to conditions

6.2 Conservation – no objection subject to conditions

### **7.0 Legal implications**

7.1 The legal implications are detailed in the main body of this report KR/10032021/C.

### **8.0 Appraisal**

8.1 The area is predominantly residential in character. The property was originally a residential property but has recently been used as commercial offices. The proposal would return the building to its original residential use and is therefore acceptable in principle.

8.2 Rock House is a Grade II listed building. There are three main elements to the site: the 1750's Georgian town house, a 19<sup>th</sup> Century extension to the west and a 20<sup>th</sup> Century extension to the north. The Georgian part of Rock House has a high level of significance due to its heritage values. The significance arises mainly from its impressive elevation along Old Hill. The application seeks to reinstall the basement windows to this elevation, which will enhance the current appearance of the building and reinstate its original appearance.

8.3 The heritage value of the interior has been reduced over time by unsympathetic alterations undertaken by past occupiers as they changed its use from residential to commercial office use. Although the conversion of the property will result in the removal of some walls and the introduction of new ones, the original flow of the house will continue with the main internal staircase remaining in place. Other historic internal features such as fireplaces and architrave will be incorporated into the new apartments.

- 8.4 The site is highly accessible according to the standards set out in the UDP. It is located at the junction of the A41 The Rock, which is a main arterial route into the City Centre, and Old Hill. Bus stops are located in close proximity to the site and the junction of The Rock and Old Hill is covered by existing parking restrictions. The nearby Church Road is also covered by existing parking restrictions.
- 8.5 Vehicle parking for residents is sited within the existing parking area accessed from The Rock and will be shared with the dental practice. There will be one additional vehicle parking space accessed off Old Hill. The proposed residential parking provision meets the standard set out in the UDP, and the total of 22 parking spaces can accommodate both the residential and dental practice uses.

## **9.0 Conclusion**

- 9.1 The proposal will allow this empty Grade II building to be brought back into the use it was originally intended for. The design of the conversion is sympathetic to the remaining internal historic features and the property's frontage along Old Hill will be enhanced by the reintroduction of the basement windows. Resident vehicle parking and servicing for the apartments and the existing dental practice are all accommodated on the site. The proposal is therefore acceptable and in accordance with the relevant planning policies.

## **10.0 Detail recommendation**

- 10.1 That Planning Permissions 20/01296/FUL and 20/01287/LBC are granted subject to the following conditions:
- Design of new windows to be agreed with the LPA
  - External materials to be agreed
  - Prior to occupation car parking spaces to be provided
  - Prior to occupation electric charging point to be installed
  - Design of cycle parking to be approved

