

Planning application no.	22/01493/FUL and 22/01494/LBD	
Site	Former Porters Lodge, Royal Hospital development site, Cleveland Road	
Proposal	Proposed extensions and alterations to the former Porters Lodge building to provide a shop/cafe/restaurant falling within Use Class E "Commercial, Business and Service", Parts (a) Display or retail sale of goods, other than hot food, and (b) Sale of food and drink for consumption (mostly) on the premises	
Ward	Ettingshall;	
Applicant	All Saints Action Network Ltd	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Phillip Walker	Planning Officer
	Tel	01902 55 5632
	Email	phillip.walker@wolverhampton.gov.uk

1.0 Summary recommendations

1.1 Grant applications 22/01493/FUL and 22/01494/LBD subject to conditions.

2.0 Application site and background

- 2.1 The application site includes the former Royal Hospital Porters lodge, which is within the Royal Hospital development site, a roughly four hectare site, located to the south east of Ring Road St Georges. The whole of the site is located within the Cleveland Road Conservation Area.
- 2.2 The original 1849 former Royal Hospital and its Victorian and Edwardian extension wings are Grade II listed. The lodge was built in 1863 and is a small (100sq.m) single storey structure located on the corner of Cleveland Road and Vicarage Road. It is a curtilage listed building.

- 2.3 Planning permission and listed building consent (22/01493/FUL & 22/01494/LBC) have been granted to convert the main former Hospital building into 38 apartments and to change the use and carry out works to convert the lodge building to a shop, café/restaurant. The permission also allowed for the erection of 98 houses and 32 apartments on land at the rear of the Royal Hospital building, and the demolition of the former Nurses Home and the erection of a replacement apartment block including 24 flats.
- 2.4 The works to convert and refurbish the former Royal Hospital building to apartments commenced in late 2021. The former Nurses Home has now been demolished and the replacement apartment building is being constructed. Significant progress has also been made to erect new housing and apartments elsewhere at the site.
- 2.5 At the former bus garage site, which is on the opposite side of Cleveland Road from the Royal Hospital building, new apartments, houses and a YMCA building have been erected and are now occupied.

3.0 Application details

- 3.1 Two associated applications have been submitted.
- 3.2 22/01493/FUL: 'Full' permission is sought for proposed extensions and alterations to the former Porters Lodge building and surroundings to provide a shop, cafe/restaurant falling within Use Class E "Commercial, Business and Service", Parts (a) Display or retail sale of goods, other than hot food, and (b) Sale of food and drink for consumption (mostly) on the premises.
- 3.3 22/01494/LBC: This listed building consent application proposes: Retention, conversion, extensions and alterations to create a shop or café/restaurant.
- 3.4 It is proposed that the premises will be operated by All Saints Action Network. They say that they aspire for the premises to become an important community meeting place.

4.0 Relevant Planning history

- 4.1 20/01358/FUL & 20/01330/LBC - See 2.3 for details

5.0 Relevant policy documents

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy
City Centre Area Action Plan

6.0 Publicity

- 6.1 Councillors Beverley Momenabadi, Sandra Samuels and Zareena Russell have expressed their support for the proposals.

7.0 Consultees

7.1 Transportation – No objections.

8.0 Legal implications

8.1 There are no legal implications arising from this report (MAK/05/01/2023/1).

9.0 Appraisal

9.1 The principle of converting the former lodge building for use as a shop, café / restaurant has already been established by the granting of previous planning permissions for these uses.

9.2 The proposed extensions and alterations to the lodge building represent a high-quality design solution including careful and sympathetic restoration and extension of the existing historic fabric, which respects local character and history, including the surrounding built environment and landscape setting. The single storey extension, including attractive glazing, would preserve and enhance the character and appearance of the building, whilst offering functional meeting and dining space. There would be external seating, which would assist with establishing and maintaining a strong sense of place, add vibrancy to the street scene, creating an attractive, welcoming and distinctive place to live, work and visit.

9.3 The site is in a highly sustainable location, in walking distance to the city centre and surrounding residential areas. Satisfactory servicing arrangements, including an enclosed bin store area at the rear of the lodge, is proposed.

10.0 Conclusion

10.1 These proposals are welcomed since they would assist with the regeneration of this historic area, re-use a much-loved historic building and create an important community meeting place.

11.0 Detail recommendation

11.1 22/01493/FUL – Grant subject to conditions, including submission and approval of external materials, large scale architectural details and provision of bin storage.

11.2 22/01494/LBD – Grant subject to conditions, including submission and approval of external materials and large-scale architectural details.

