

# Planning Committee

## Tuesday, 14 November 2023

<b>Planning application no.</b>	23/00871/FUL & 23/00814/LBC	
<b>Site</b>	Stockwell House, Stockwell Road, Wolverhampton	
<b>Proposal</b>	Erection of three detached houses on land at Stockwell House to enable the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage	
<b>Ward</b>	Tettenhall Regis	
<b>Applicant</b>	Mr G Bailey	
<b>Cabinet member with lead responsibility</b>	Councillor Stephen Simkins: Leader of the Council	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Ragbir Sahota	Planning Officer
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### 1.0 Summary recommendation

1.1 Grant subject to conditions

### 2.0 Application site

- 2.1 Stockwell House was built in 1758 with early 19<sup>th</sup> century alterations and additions as detailed in the Historic Environment Record and is a Grade II Listed Building within the Tettenhall Green Conservation Area.
- 2.2 The site comprises an area of 0.35 hectares and is irregular in shape with the existing detached three storey house with associated gardens, garages and outbuildings and access off Stockwell Road. The existing building is built in brick with rendered elevations.
- 2.3 The existing buildings namely Stockwell House and Grooms Cottage are in a poor state of repair and are in desperate need of modernisation along with the maintenance of the grounds of the properties.

### **3.0 Application details**

- 3.1 The application proposes the erection of three detached houses on land at Stockwell House to enable the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage.
- 3.2 The proposal seeks the extensive refurbishment of the existing Stockwell House and Grooms Cottage with modest extensions to bring the houses into habitable living conditions. The proposal also makes provision for a new access within the boundary wall along Danescourt Road to the proposed three houses at the rear of the site.
- 3.3 The proposed new houses are five bed detached with parking provision and private rear amenity. Parking is also available to Stockwell House and Grooms Cottage with the main Stockwell House retaining substantial grounds for the private rear amenity area.

### **4.0 Relevant policy documents**

- 4.1 National Planning Policy Framework (NPPF). This encourages high quality design and “beautiful” buildings, and that proposed development shall not negatively impact on the significance of the designated asset. Paragraph 16, Conserving and Enhancing the Historic Environment, encourages the preservation and enhancement of listed buildings.
- 4.2 The Development Plan: Wolverhampton Unitary Development Plan (UDP) and the Black Country Core Strategy (BCCS) and the Tettenhall Neighbourhood Plan.
- 4.3 UDP policy D8 “Scale - Massing” aims to ensure that proposals make a positive contribution to an area through appropriate scale buildings that do not harm people's amenities.
- 4.4 UDP policy D9 “Appearance” encourages high quality architecture, individual expression and a variety of architectural style. It is proper to reinforce local distinctiveness, but if a design is of a sufficiently high standard, it will help create urban richness and diversity.
- 4.5 UDP policies HE4 “Proposals Affecting a Conservation Area” and HE5 “Control of Development in a Conservation Area” aim to preserve and enhance the design, scale, materials, colour, design and appropriate of any new developments within a Conservation Area.
- 4.6 HE13 “Development Affecting a Listed building” aims to ensure that sufficient detail is provided to fully assess the impact on the listed building and its setting.
- 4.7 HE14 “Alterations Affecting a Listed Building” aims to ensure that proposals will not adversely affect the listed building.
- 4.8 BCCS policy ENV3 “Design Quality” aims to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.

- 4.9 BCCS policy ENV2 “Historic Character and Local Distinctiveness” aims to protect and promote the special qualities and historic character of the Black Country and require all new proposals to have been designed on the basis of adequate assessment of a site’s existing contribution to local distinctiveness and local setting, with a view to preserving and enhancing any valued local distinctiveness, especially on designated sites or proposals adjacent to such sites.
- 4.10 Policy CPS4 “Place-Making” seeks to ensure that all development demonstrates a clear understanding of the historic character/local distinctiveness of an area and show how proposals make a positive contribution in these respects.
- 4.11 Tettenhall Neighbourhood Plan Policies TNP12 “Protecting Locally Important Views” requires development to respect the local character with scale, density, massing and the use of innovative designs respecting the local context and views and TNP15 “Trees” aims to preserve, enhance and protect trees and support their removal for new developments subject to the submission of an appropriate landscaping scheme to compensate for any loss.

## **5.0 Publicity**

- 5.1 Nine letters of objections have been received objecting to the proposal. The main causes for concerns were:
- Impact of the development on badgers;
  - Impact of the development on the conservation area;
  - Impact on the setting of a listed building;
  - The development is merely a profit making scheme;
  - Traffic, access and construction traffic;
  - De-valuation of adjoining properties.
- 5.2 A 12-signature petition raises no objection to the development to refurbish the Grade II Listed Building, the Grooms Cottage and the building of three detached properties as it will improve the local area, however, raise the following concerns/objections:
- Traffic calming to be considered;
  - Impact of the development on badgers, more people/badger encounters and protection to residents of Clock Gardens.

## **6.0 Legal implications**

- 6.1 There are no legal implications arising from this report. (SE/02112023/A)

## **7.0 Appraisal**

### Urban Design and Conservation

- 7.1 The planning application and listed building consent have been submitted to support the proposal for the erection of three detached houses on land at Stockwell House to enable

the extension and refurbishment of the Grade II Listed Building namely Stockwell House and Grooms Cottage and the demolition of a section of the curtilage listed wall for the new access.

- 7.2 The NPPF requires that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- 7.3 The proposed development to the works at Stockwell House and Grooms Cottage are welcomed as the buildings are in a poor state of repair and in need of desperate refurbishment. The proposed extension and alterations have been considered by the Councils Urban Designer and Conservation Officer and subject to the use of appropriate materials and detailing, the development in this respect is considered to be acceptable.
- 7.4 It is accepted that the curtilage listed wall must be breached at a suitable point in order to provide an access point to the new houses, rather than providing the access via the current driveway access. These measures are considered appropriate and would not result in significant harm to the listed building or conservation area.
- 7.5 The scale, massing and spacious layout of the new houses have been carefully designed and considered so as not to compete with the host dwelling and is in-keeping with the established pattern of development thereby preserving and enhancing the conservation area. The submitted drawings and visuals show that in particular Plot 1 which is closer to the listed building and the streetscene is set over 9.7m back from the front wall on Dansecourt Road with the single storey catslide element a little closer. Plots 2 and 3 are set further back into the site and have no adverse impact on the listed building or the character and appearance of the conservation area.
- 7.6 On balance, the proposed high quality development would result in less than substantial harm to the significance of the listed building and conservation area which have been weighed against the public benefits of this proposal whereby the listed building will be restored and brought back to a habitable condition, securing the future of this listed building.

#### Ecology

- 7.7 Habitat works are proposed to protect badger activity on the site in response to the concerns raised by residents about the impact on badgers and badger surveys commissioned by the applicant. The habitat works include the construction of an above ground artificial badger sett and the installation of an underground badger barrier. These works are also subject to licence approval from Natural England
- 7.8 Whilst it is acknowledged that there is significant badger activity on site, the mitigation measures and habitat works required, mitigate the effects of this development on the conservation status of the badgers that occupy this site. Subject to appropriate conditions to protect the badger activity, the proposal is considered to be acceptable.

### Transportation

- 7.9 The concerns from residents in respect of speeds and volume of traffic along Stockwell Road have been noted and it is considered that this is an existing behaviour by drivers using the roads and not as a result of the development. The construction of a new access with appropriate visibility splays will not adversely impact the adjacent highway along with the erection of the three houses as the additional vehicular traffic is considered to be insignificant given the existing residents, sports club and through traffic.
- 7.10 The additional residents' concerns about the damage and disruption caused by construction traffic have been noted. Whilst disruption is inevitable, the proposal will be conditioned with a construction management plan to control large vehicular movements and parking for contractors amongst other measures.
- 7.11 The private road into the site is considered to be acceptable and allows for the provision of vehicles to pass and subject to the provision of an acceptable visibility splay/mitigation measures, the proposed development is considered to be acceptable in respect of pedestrian and highway safety.

### Trees

- 7.12 The proposals involve the removal of twenty five of the fifty mature trees on site. It is essential that the loss of trees is mitigated by the same number of replacement trees either on site or to enhance the woodland or open green space nearby; this can be secured by condition. The loss of any mature trees is regrettable, but in this case the benefits of restoring the listed building and replacement tree planting mitigation which can be secured by condition make the proposal acceptable, in accordance with the policies of the development plan documents, including the Tettenhall Neighbourhood Plan.
- 7.13 It is possible to construct the badger sett without harming the tree roots subject to the submission of a detailed working methodology which can be secured with a condition requiring the submission of a tree protection scheme prior to the commencement of the development.

## **8.0 Conclusion**

- 8.1 In concluding this report, the less than substantial harm to the heritage assets as a result of this development to erect three houses on the land at Stockwell House is considered to be outweighed by the public benefits it affords and would also seek to preserve and enhance the character and appearance of the conservation area and, the setting of the listed building.
- 8.2 The matters in respect of highway safety, badgers and trees have all been carefully considered and whilst there will be some impact on all these, subject to suitable conditions, mitigation measures can be controlled.

8.3 On balance, the benefits of the development have been considered and the refurbishment and restoring of the listed building namely Stockwell House and the Grooms Cottage are considered to be acceptable as it will bring these properties back into habitable use and make a positive contribution to the local area.

## 9.0 Detail recommendation

9.1 Grant subject to the following conditions:

- Retention and restoration of listed building
- Prior to the commencement of developing the houses, the works to the listed buildings shall be completed
- Materials
- Large scale drawings of internal and external architectural elements
- Details of external joinery
- Details of boundary treatments
- Badger Mitigation Scheme/Ecology
- Retention and protection of existing trees, and new tree planting
- Renewable energy
- Tree Protection/Landscaping Scheme
- Access Arrangement
- Levels
- Lighting
- Sustainable drainage
- Construction Method Statement
- Remove permitted development rights for extensions and outbuildings

