

Wentworth Gate, Land adjacent no. 7, Moor Pool (site E), Birmingham

Demolition of garages

Applicant: Grainger Plc c/o agent

Agent: Savills (L & P) Ltd 23 Furzton Lake Shirwell Crescent Furzton Milton Keynes MK4 1GA

Recommendation

Approve-Conditions

Proposal

Conservation Area Consent is required for the demolition of three garages at Site E(i), proposed in conjunction with the redevelopment of the land for one house under application S/00873/08/FUL, elsewhere on this agenda. There are also two other CAC reports for garage demolition and two reports for redevelopment applications elsewhere on this agenda, at Sites A and C.

The application is supported by a Conservation Character Appraisal and Justifying Statement.

Site area: 260 sqm

Site & Surroundings

The site lies within the Moor Pool Conservation Area, which was laid out as a Garden Suburb a century ago. The estate was designated as a Conservation Area in 1970, in recognition of its special architectural and historical interest. The area remains an attractive and characterful place.

The site has a terrace of three garages set up slightly above street level, with a sloping tarmaced forecourt. There are fruit trees just behind the garages, and two larger trees beyond. The site lies adjacent to a dwelling at 7 Wentworth Gate, and opposite houses to the west.

Consultation/PP Responses

Conservation and Heritage Panel - the garages are of no architectural merit.

Wildlife Trust - The Trust submitted has submitted the same comments for all six applications, so it is not entirely clear which are directed at which specific application. However, I believe the following applies to garage demolition at Site E(i): Concern in relation to the Ecological Appraisal, including structures not inspected for bats, one single bat activity survey cannot evidence significant bat activity.

Surrounding residential occupiers notified, site notice displayed. Approximately 140 households have objected, but almost all letters only make

comments about various matters without specifying the sites they refer to - most residents have submitted one objection letter but with the reference number for all six applications. The great majority of these letters raise matters which appear to be directed to the three new housing proposals, and not the demolition proposals, so the level of objection to this particular application can be said to be much lower than the total of 140 letters suggests. However, many letters do refer to the loss of garaging:

Many residents and Gisela Stuart MP and Councillor Deirdre Alden have specifically objected to the loss of garaging.

Concern at future state of site should consent be given for garage removal but planning consent be refused for residential redevelopment.

Concern at contamination/pollution problems due to removal of asbestos roofs.

Planning History

20/11/75, 41903/000, three garages, refused - detract from architectural appearance of frontage, adversely affect visual amenity.

10/6/76, 41903/001, three garages, approved.

To be determined - S/00873/08/FUL, Erection of a two-storey house, elsewhere on this agenda.

Policy Context

UDP, PPG15, Moor Pool Conservation Area, The Birmingham (Moor Pool, Harborne Conservation Area No. 7) Tree Preservation Order 1971.

Planning Considerations

The three garages are of a utilitarian appearance and have a neutral effect on conservation area character. As such, there is no object to their demolition, and my Conservation Officer concurs.

One objection letter expresses concern about the state of the site should garage removal be allowed under this application, but planning consent be refused for the proposed house. I do not consider there would be any negative visual effect as long as the ground surface were finished well, and a fence erected to prevent access to the land to the rear. A concern has also been raised about asbestos roof removal. Removal would be carried out in accordance with the relevant regulations, which require minimising the break up of asbestos-containing materials to minimise release into the local environment, and careful packaging and removal from the site.

The Wildlife Trust expressed a concern about the adequacy of the bat survey, but bats do not roost in any of the garage structures.

Conclusion

The application may be approved.

Recommendation

That conservation area consent be granted

- 1 PLA999 Non-Standard
All garage walls, doors and roofs shall be dismantled and removed from the site, and any remaining garage contents shall also be removed from the site.
REASON:
In order to safeguard Conservation Area character.

- 2 PLA999 Non-Standard
Details of a fence erected to prevent access to the land to the rear of the garages, to be erected within a month of demolition.
REASON:
In the interests of the character and appearance of the Conservation Area, and to prevent easy access to land for crime or nuisance.

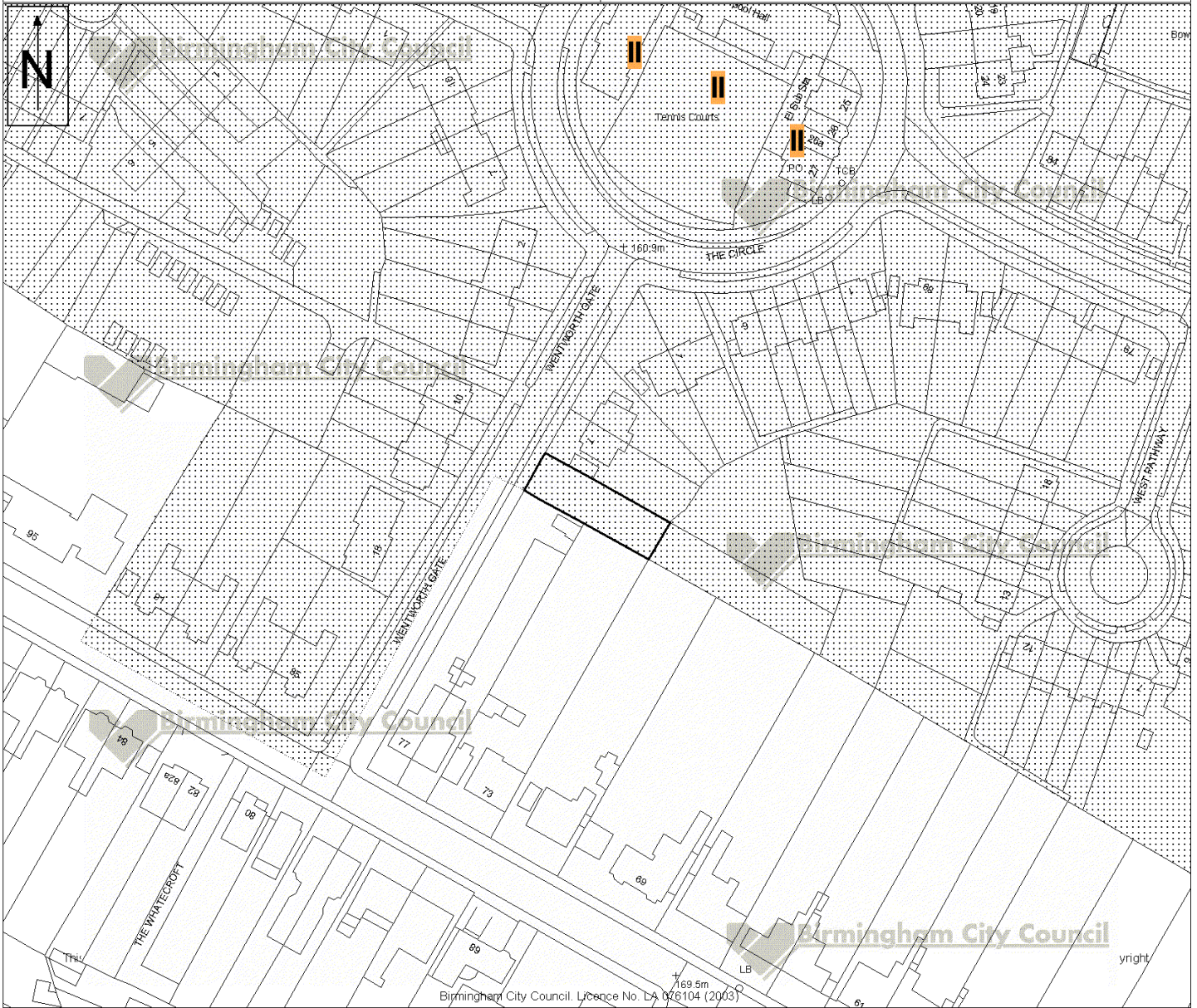
- 3 PLB403R3 Plans Schedule
- 4 PLD32R54 Bildcon3/Durat

Reason(s) for Approval

Birmingham City Council grants Conservation Area Consent subject to the condition(s) listed below (if appropriate). The reason for granting consent is because the development is in accordance with:

Policies 3.27 & 3.28 of the Birmingham Unitary Development Plan 2005; and the Birmingham Conservation Strategy 1999, which has been adopted as Supplementary Planning Guidance.

Case Officer: Simon Turner



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<p>S/00871/08/CAC WENTWORTH GATE, LAND ADJACENT NO. 7, MOOR POOL (SITE EI), BIRMINGHAM</p>	<ul style="list-style-type: none"> ■ Statutory Listed Building ■ Locally Listed Building Conservation Area PA Viewing Offices Site Boundary ★ Site Location 	<p>PLANNING P. O. BOX 28 ALPHA TOWER SUFFOLK STREET Q'WAY BIRMINGHAM B1 1TU</p>
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