
Committee Date:	17/10/2013	Application Number:	2013/06521/PA
Accepted:	28/08/2013	Application Type:	Listed Building
Target Date:	23/10/2013		
Ward:	Moseley and Kings Heath		

4 Yew Tree Road, Moseley, Birmingham, B13 8QG

Listed Building Consent for erection of new boundary wall

Applicant: Birmingham City Council
1 Lancaster Circus, Birmingham, B7 4DG
Agent: PCPT Architects Ltd
84 Spencer Street, Hockley, Birmingham, B18 6DS

Recommendation
Refer To The Dclg

1. Proposal

- 1.1. Listed Building Consent is sought for the erection of a new boundary wall to the south-eastern boundary of the site, to separate the Queensbridge School site from Four Seasons Garden Centre. The wall would run from the existing frontage wall, in a south-westerly direction into the site.
- 1.2. The wall would have a maximum length of 26.5m and would have a height of 1.8m. The wall would be split into sections to allow for the increase in levels across the site. Each section would be strengthened at the ends with 215mm x 225mm piers. The brickwork would be 215mm deep and would have the same English Bond as the frontage boundary wall. The wall would be capped with half-round coping bricks.
- 1.3. A shorter wall (1.5m in height) was previously recommended for approval under 2013/06022/PA. Your Committee considered the application on 19th September 2013 and resolved to approve, subject to the current referral to DCLG.
- 1.4. The plans show further boundary treatments elsewhere on the premises, but they are to be dealt with under application 2013/06520/PA, which is currently invalid.

Elevations

2. Site & Surroundings

- 2.1. Chamberlain House is a long two-storey dark red brick building, in late Art Deco style, with small paned timber sash windows throughout and canted bays to the main garden front. The building is largely flat roofed, with some pitched tiled roofs and sits on the footprint of the former hot houses. The face towards Yew Tree Road is in practice the rear elevation of the building and of less merit than the main south facing front overlooking the garden. This has an arcaded stone entrance loggia towards the Highbury end. There is a secondary carved stone entrance facing the kitchen garden which gave separate access to the eastern section of the building

which is only connected to the rest by a corridor. There is a built up terrace to the front of the building and a tarmac car park to the rear.

- 2.2. Internally, the building has a wide central corridor with parquet floor and rooms to either side. There are staircases to either end with Deco balustrades.
- 2.3. The building has been empty and boarded up for c. 4 years and has suffered problems relating to the roof, roof lights and gutters, which were subject to water leaks, created by vandalism, leading to damage to the parquet floor of the upper corridor, the ceiling above the main stairs, and other areas of plaster and some other floors. The leaking roof has now been repaired.
- 2.4. The site is located in the grounds of Chamberlain House which is part of the Highbury estate created & developed from 1879 to 1914 by the Chamberlain family. Highbury Hall was built in the 'Venetian Gothic' style, and the grounds - 25 acres on a south facing slope - were landscaped by Edward Milner, with the main entrance from the western boundary in Shutlock Lane. At the south-facing front of the Hall was a lawn with clipped holly and box along a semicircular path that also featured beds of shrubs and annual plantings. Existing field boundaries were removed to create thirteen acres of parkland. By 1903, the grounds extended to over 100 acres, some leased from Richard Cadbury (who had built Uffculme in 1891, next door to Highbury). In 1919 the then owner (Sir Austin Chamberlain) handed over the estate to the Highbury Trust, who administered it until 1932 when it was presented to Birmingham Corporation (Birmingham City Council).

[Location Map](#)

[Street View](#)

3. Planning History
- 3.1. 26 January 1984. Application reference 19069007. Planning permission granted for the change of use of Chamberlain House to Social Services District Centre Offices.
- 3.2. 12 June 1986. Application reference 19069009. Planning permission granted for construction of additional parking and access.
- 3.3. 21 June 2012. 2011/07644/PA. Listed Building Consent granted for the change of use to form new school and erection of single storey front extension to form entrance and reception area and erection of 1.8m high boundary wall and gates to front.
- 3.4. 21 June 2012. 2011/07642/PA. Planning permission granted for the Change of use to form new school, erection of single storey front extension to form entrance and reception area, erection of 1.5m high boundary wall and gates to front and side, creation of new access in existing boundary wall for Four Seasons Nursery and new boundary treatments to rear of building fronting Highbury Park.
- 3.5. 25 July 2013. 2013/03216/PA: Erection of temporary portacabins to form classrooms within the grounds of Chamberlain House – Approved
- 3.6. 19 September 2013. 2013/06022/PA: Listed Building Consent for various external and internal alterations to the building in connection with the change of use from offices and day care centre (A2/D1) to form new school (D2) with single storey front

extension to form new entrance and reception area with associated boundary treatments – Referred to DCLG

4. Consultation/PP Responses

- 4.1. Local Ward Members, Residents Association, Site and Press Notices – No representations received

5. Policy Context

- 5.1. Birmingham UDP 2005; NPPF; Draft Birmingham Development Plan (2010); SPG Places for All; Regeneration through Conservation SPG

6. Planning Considerations

- 6.1. The main considerations in the determination of this application are the impact of the proposal on the character of the Listed Building, listed by virtue of its siting within the curtilage of Highbury Hall.
- 6.2. UDP policy seeks to resist proposals that would have an adverse impact on the quality of the built environment. Listed Buildings Policy 3.25 states that any development to a Listed Building should not adversely affect its architectural or historic character. Development should also preserve and enhance the character and appearance of the Listed Building. It is further stated that special regard will be given to the desirability of securing the retention, restoration, maintenance and continued use of the buildings of special architectural or historic interest.
- 6.2. The proposal by virtue of its location behind an existing high boundary wall on Queensbridge Road and to the rear of the under construction school site on Yew Tree Road would not impact on the character and appearance of the listed building or the wider visual amenity of the area. It would secure a 0.3m taller wall to the previous approval. My Conservation Officer has not objected to the proposal, although is interested to secure further details. If these are not resolved prior to your Committee meeting, the matter will be addressed by condition.
- 6.3. The proposals would not have any implications for highway safety or residential amenity.

7. Conclusion

- 7.1. Whilst the building is listed by virtue of its siting within the curtilage of Highbury Hall, the proposals would have little impact on the building's setting, the estate or Highbury Hall itself. The proposal helps to ensure the long term use of the wider site.

8. Recommendation

- 8.1. That the application is referred to the DCLG for their determination and the following conditions are recommended to be attached.

1 Requires the prior submission of sample materials

2 Requires the scheme to be in accordance with the listed approved plans

3 Approval relates to 1.8m high wall only

4 Limits the approval to 3 years (Full)

Case Officer: Emily Summers

Photo(s)



Figure 1 – Existing wall along Queensbridge Road

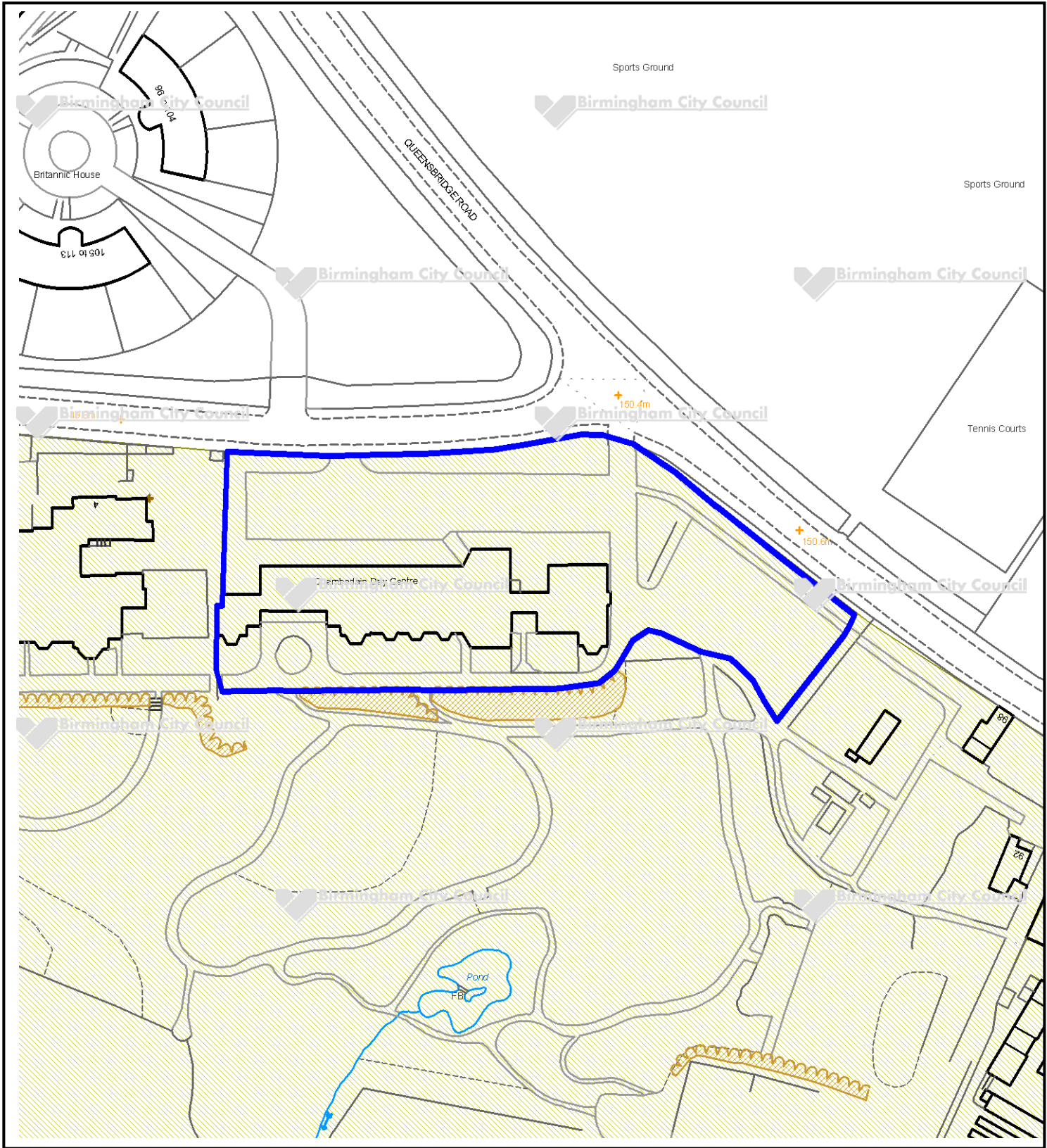


Figure 2 – Site viewed from Yew Tree Road



Figure 3 – Existing temporary fence dividing site and Four Seasons Nursery

Location Plan



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