
Committee Date:	31/10/2013	Application Number:	2013/06196/PA
Accepted:	15/08/2013	Application Type:	Full Planning
Target Date:	14/11/2013		
Ward:	Nechells		

Scala House, 36 Holloway Circus, Queensway, Birmingham, B1 1EQ

Change of use from Offices (Use Class B1) to Education and Training Centre (Use Class D1) to second, third, fourth and fifth floors

Applicant: Gatwick Investments c/o McNaughton Associates
Queens Gate, 121 Suffolk Street, Queensway, Birmingham, B1 1LX
Agent: Edgeworth Street
Unit 3, Radway Road Industrial Estate, Shirley, Solihull, B90 4NR

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. Consent is sought for the change of use from offices (use class B1) to education and training (use class D1) at second, third, fourth and fifth floors of the application site which is known as Scala House.
- 1.2. The internal layout of each floor consists of rooms of varying sizes with centrally located toilets, cleaning room, meters room, lift and ducting. There are no changes proposed to this current internal layout nor are there any changes proposed to the external appearance of the building.
- 1.3. The proposed hours of operation are 07:30 to 18:00 hours Monday to Saturday only.
- 1.4. The floorspace of 4 floors combined is approximately 4160sqm.
- 1.5. The application site has been marketed for offices for some time with little or no interest however there has been some interest for education and training centres.

[Existing and Proposed Floor Plan](#)

Site & Surroundings

- 1.6. Scala House is a 6 storey curved building occupying the corner of Smallbrook Queensway and Holloway Circus Queensway. The building is constructed of a masonry frame with a mixture of stone cladding and aluminium windows to elevations, surmounted by a flat roof. Vehicular access to the site is provided towards Horse Fair and there are an existing 15 car parking spaces and 2 disabled car parking spaces provided to the rear
- 1.7. The site is located in heart of the city centre close to New Street Station, the Bull Ring Shopping Centre and the Mailbox. There is a mix of uses at ground floor level including a night club, hot food takeaway together with some vacant units. The

building adjoining the application site which stretches up to the Bull Ring Shopping Centre is locally listed.

Location Plan

Street View

2. Planning History

- 2.1. Several change of use and advertisement consent applications relating to the building but none of direct relevance to the application site.

3. Consultation/PP Responses

- 3.1. Transportation Development – No objections subject to conditions in relation to cycle storage and Travelwise.
- 3.2. Regulatory Services – No comments.
- 3.3. West Midlands Police – No objections.
- 3.4. West Midlands Fire Service – No objections.
- 3.5. Statutory site and press notices posted. Adjoining premises, Residents Associations and Councillors consulted. No comments received.

4. Policy Context

- 4.1. Birmingham UDP 2005; Draft Birmingham Development Plan; Places for All SPG 2001; National Planning Policy Framework 2012.

5. Planning Considerations

- 5.1. Paragraph 3.8 of the Birmingham UDP sets out the principle of protecting and enhancing what is good in the City's environment and to improve what is less good. Paragraph 3.10 states that proposals that would have an adverse effect on the quality of the built environment will not normally be allowed. Paragraph 15.6 highlights the significance of bringing existing vacant properties back into use.
- 5.2. The NPPF encourages promoting and enhancing centres by focusing development in existing centres thereby increasing the viability whilst providing a wider range of services that are accessible to the community. The NPPF has a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.3. The Big City Plan promotes a more lively city centre which comes alive at all times with a greater mix and choice of activities and uses within distinctive streets and spaces.
- 5.4. The planning considerations relevant to the proposal are the principle, the impact on adjoining properties and highway safety.

Principle

- 5.5. The proposed use as an education and training centre is an appropriate use in this accessible city centre location. It would help provide a wide range of uses in a city centre location which complies with the principles of the NPPF. As such, I consider the use acceptable in principle.

Impact on adjoining properties

- 5.6. With respect to implications on the amenity of the area, the closest residential accommodation is located at Beetham Tower on the opposite side of Holloway Circus Queensway. I do not consider the proposed use would generate high levels of noise and note the proposed hours of operation are similar to offices. Regulatory Services raise no objection to the proposal. There would be no adverse impacts on adjoining properties in the form of noise or disturbance.
- 5.7. There are no physical alterations proposed to the building therefore there would be no impact on the adjoining locally listed building.

Highway Safety

- 5.7. A transport statement was provided by the applicant which states that the car parking provision would be for the use of staff and people with disabilities only. It is expected that most of the staff and students utilising the site would travel by means of public transport. There are several train stations and bus stops within easy walking distance to the site. Students attending the site by private car will park on one of the nearby car parks. Transportation Development raise no objections subject to conditions in relation to Travelwise and cycle storage which I consider appropriate. The proposal would not have any adverse implications on parking or highway safety.

6. Conclusion

- 6.1. I welcome the proposal as it increases the opportunity for a vacant building of a significant size to become occupied. This reflects the aspirations of the Big City Plan and the NPPF whilst complying with local and national policy.

7. Recommendation

- 7.1. Approve subject to the following conditions:

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- 1 Requires the scheme to be in accordance with the listed approved plans
 - 2 Requires the applicants to join Travelwise
 - 3 Requires the prior submission of cycle storage details
 - 4 Limits the approval to 3 years (Full)
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Case Officer: Joanne McCallion

Photo(s)



Figure 1 Application Site



Figure 2 Junction with Locally Listed Building

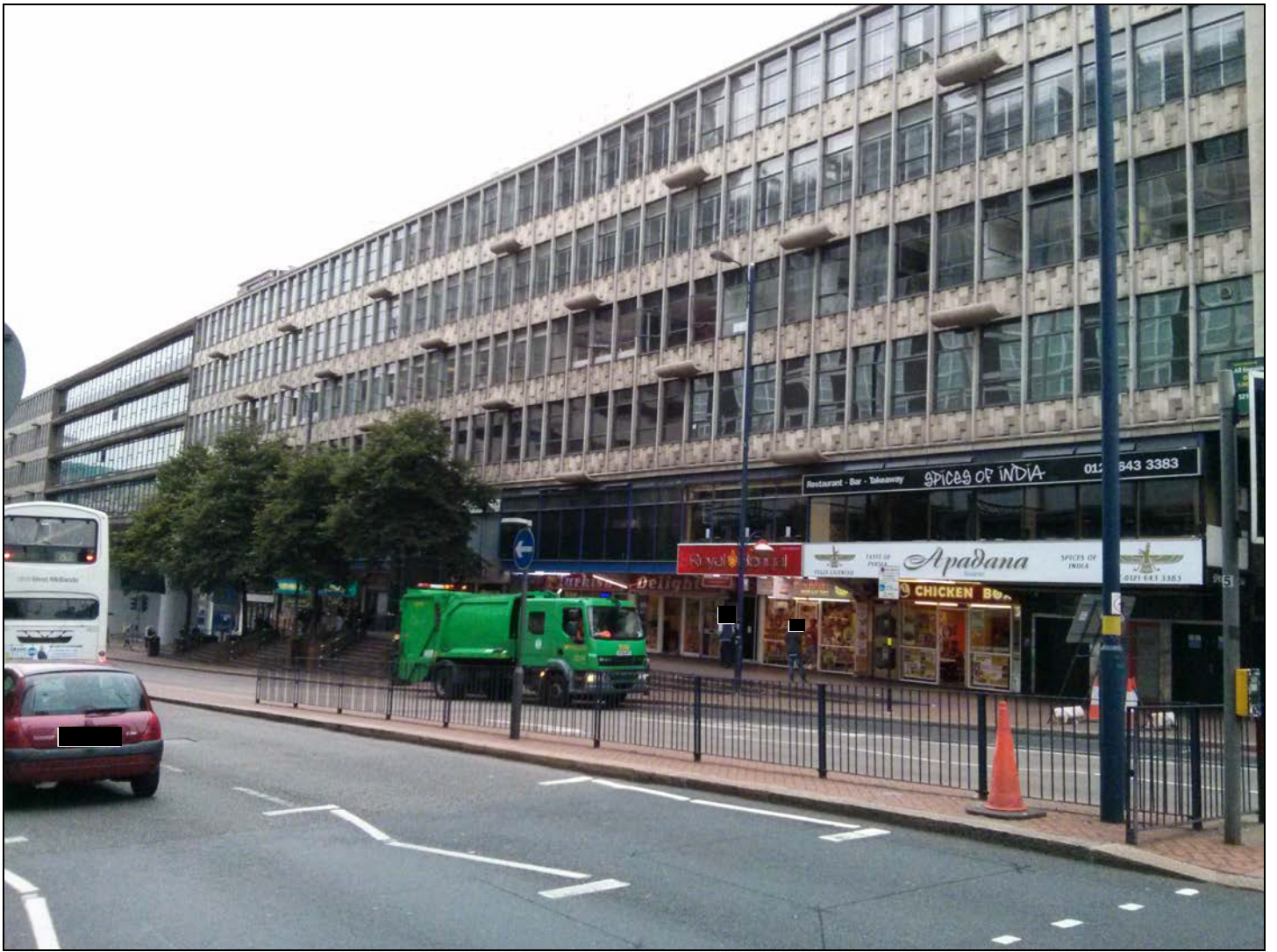
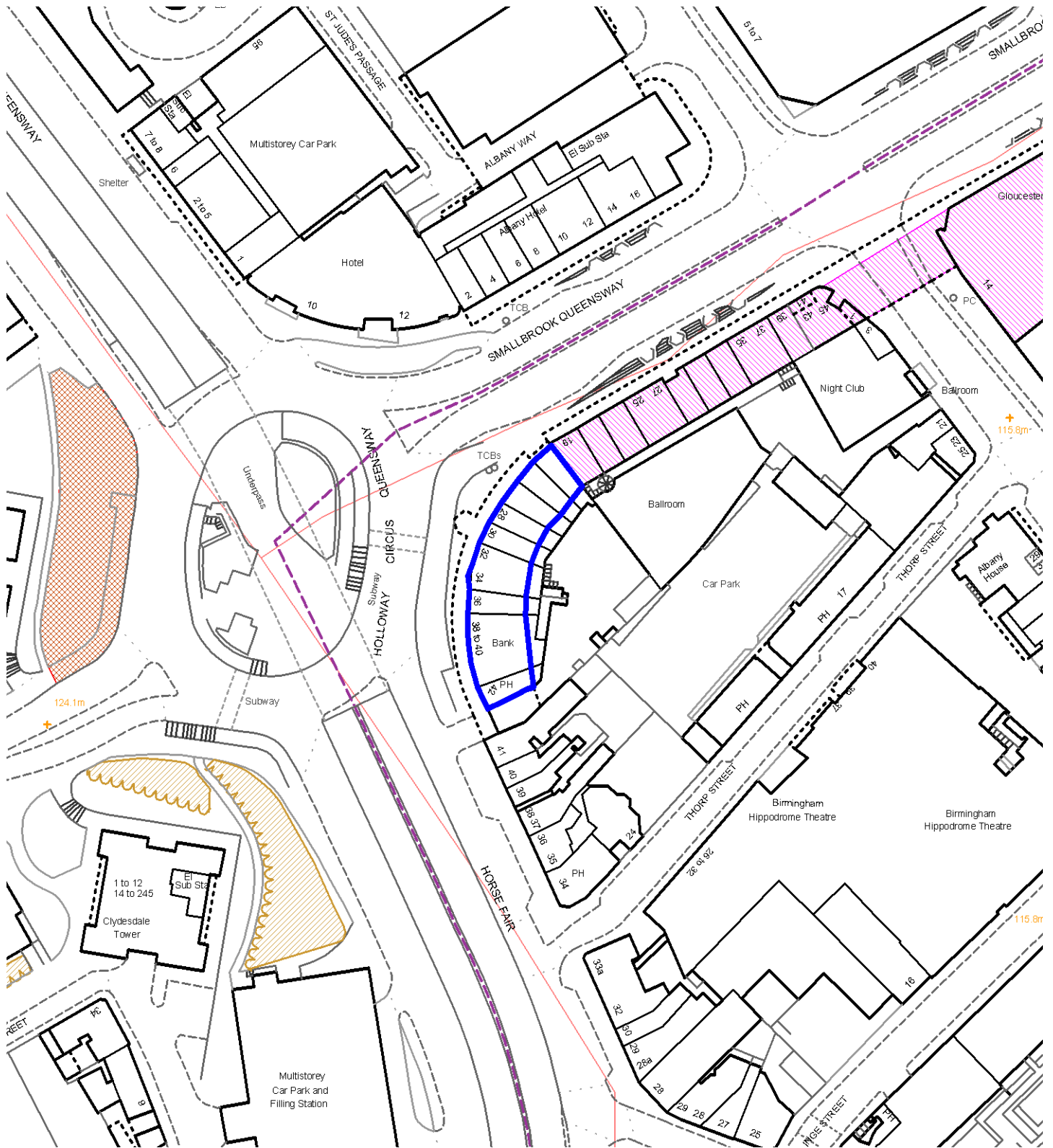


Figure 3 Smallbrook Queensway

Location Plan



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