
Committee Date:	08/08/2013	Application Number:	2013/02823/PA
Accepted:	13/05/2013	Application Type:	Listed Building
Target Date:	08/07/2013		
Ward:	Ladywood		

The Birmingham Mint, Ickniel Street, Hockley, Birmingham, B18 6RU

Listed Building Consent for the conversion of floors 1 and 2 to provide 6 no. apartments, changes to the front and rear entrances with internal works, improvements to the front sash windows, installation of solar panels to roof, retention of ground floor offices and associated car parking

Applicant: D Wilson Property Holdings Ltd
121- 125 Wellington Street, Winson Green, Birmingham, B18 4NN
Agent: COS Group Design Ltd
44 Croydon Drive, Penkridge, Staffs, ST19 5DW

Recommendation

Defer

1. Proposal

- 1.1. The application proposes listed building consent for the conversion of floors 1 and 2 of part of the former Birmingham Mint to provide six, one-bed apartments. The proposal seeks to refurbish the existing building above the existing ground floor offices. The offices would not be affected by the proposal.
- 1.2. The proposal seeks to refurbish the existing building above the existing ground floor offices. The central stair will remain and will be isolated at ground floor to provide access to apartments 1, 2, 4, and 5. This will allow access to the rear courtyard and to the car park and refuse facilities. Apartments 3 and 6 would be accessed from a lobby at the rear and south of the building. A new doorway would be created at ground floor level for this purpose.
- 1.3. The scheme proposals are set out in more details below:

Front Entrance

- Replace the existing glass entrance door and screen with a new oak frame and glass door with side lights off Ickniel Street into the ground floor of the building.

Rear Courtyard Entrance

- Replace the existing screen with a new oak frame and glass door with side lights off the rear courtyard into the ground floor
- New pedestrian access to the rear lobby to give more direct access to the car park.

First and Second Floor

- Introduction of lightweight timber partitions
- New fire door and pyro glass screen set in teak outer frame to match existing
- Refurbishment of timber sash window and introduction of secondary glazing where appropriate.
- Introduction of ventilation systems
- Fitting of secondary internal large opening casements to windows

[Elevations as Proposed](#)

[Plans as Proposed](#)

2. Site & Surroundings

- 2.1. The application site comprises the northern end of the former Birmingham Mint, a three-storey grade II listed building constructed circa 1860 in an Italianate red brick style. There is a retaining wall to the east constructed in red brick with arches and pillars built in to support the wall and changes in level.
- 2.2. Above the retaining wall is Warstone Lane Cemetery (a registered historic park and garden) and a cleared site which fronts onto Pemberton Street. The wider site is partly redeveloped following a previous consent in 2005 (2003/00393/PA (LBC) and 2003/00394/PA (FUL)).
- 2.3. The application site falls within the area defined as the 'Industrial Fringe' in the Jewellery Quarter Conservation Area Character Appraisal and Management Plan.

[Site Location](#)

[Street View](#)

3. Planning History

- 3.1. 08/12/05 - 2003/00393/PA (LBC) and 2003/00394/PA (FUL)- Listed building and planning consent for demolition of buildings, conversion of frontage buildings to commercial, new build commercial units, 180 new apartments, 6 live / work units, new access point, parking and external works at the Birmingham Mint, Icknield Street. Planning consent subject to a S106 legal agreement to secure affordable housing and financial contribution towards Warstone Cemetery, public open space, children's play facilities and upgrading nearby bus stops.
- 3.2. 25/01/08 - 2007/06382/PA (LBC) - Permanent stability works to cemetery retaining walls- Approved.
- 3.3. 2013/02954/PA – Full planning consent for the conversion of floors 1 and 2 to provide 6 no apartments, changes to the front and rear entrances with internal works, installation of solar panels to roof, retention of ground floor offices and associated car parking – under consideration

4. Consultation/PP Responses

- 4.1. The application has been publicised by press and site notice. Local councillors, residents associations and neighbouring properties have been notified of the proposal. No comments received.

- 4.2. West Midlands Fire Service – Comment – Fire service access inadequate
- 4.3. West Midlands Police – No objections
- 4.4. Regulatory Services – No objection subject to conditions
- 4.5. Severn Trent Water – No objections subject to conditions
- 4.6. Transportation Development – No objection
- 4.7. Leisure Services – No comment
- 4.8. Children Young People and Families – No objections
- 4.9. English Heritage – No comment
5. Policy Context
- 5.1. UDP (2005), draft Birmingham Development Plan, Jewellery Quarter Conservation Area Design Guide (2005), Jewellery Quarter Conservation Area Character Appraisal and Management Plan (2002), grade II listed building, NPPF.
6. Planning Considerations
- 6.1. The NPPF makes specific reference to ‘Heritage Assets’, which includes Conservation Areas and listed buildings. Paragraph 129 refers to a need to assess the significance of a proposal on any heritage asset, with paragraph 131 stating that local planning authorities should take into account the desirability of sustaining and enhancing heritage assets and the positive contribution that the new development would make to local character and distinctiveness.
- 6.2. The NPPF states ‘ In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposals’.
- 6.3. My Conservation Officer has raised no objection to the change of use in principle, subject to appropriate conditions. The proposals have been amended to reduce the extent of PV panels on the roof, remove the proposed double glazing from the scheme, remove the obscure glazing from the front elevation and to amend the front and rear entrances. The application proposal is now considered acceptable. Additionally, the council's archaeologist has no objections to the proposals.
7. Conclusion
- 7.1. The listed building works proposed bring a currently unused grade II listed building back into use. Subject to the work being carried out in accordance with the attached conditions I would recommend approval of the application.
8. Recommendation
- 8.1. That consideration of application number 2013/02823/PA be deferred pending the determination of application 2013/02954/PA.

- 8.2. That in the event of application number 2013/02823/PA not being approved on or before the 20th September 2013 listed building consent be REFUSED for the following reason:
- 8.3. In the absence of planning consent for the redevelopment of the site the proposed development conflicts with policy 5.7 of the Birmingham Unitary Development Plan 2005 and with the provisions of the National Planning Policy Framework 2012.
- 8.4. That in the event of planning consent 2013/029542/PA being approved on or before the 20th September 2013, favourable consideration will be given to the application subject to the following conditions:

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- 1 Requires the scheme to be in accordance with the listed approved plans
 - 2 Limits the approval to 3 years (conservation/listed buildings consent)
 - 3 Requires the prior submission of details for the protection of architectural details
 - 4 Requires the prior submission of roof materials
 - 5 Requires the prior submission of sample walling/render panel/stonework/brickwork
 - 6 Requires the prior submission of roof light details
 - 7 Requires the prior submission of dormer window/window frame details
 - 8 Requires the prior submission of external doors/garage doors
 - 9 Requires the prior submission of fixtures and fittings Details
 - 10 Requires the prior submission of a schedule of existing and new internal joinery details
 - 11 Requires the prior submission of Ramps and Step details
 - 12 Requires the prior submission of details of works to the existing surfaces
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Reason for Approval

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- 1 Birmingham City Council grants Listed Building Consent subject to the condition(s) listed below (if appropriate). The reason for granting consent is because the development is in accordance with:
Policy 3.25 of the Birmingham Unitary Development Plan 2005; the Birmingham Conservation Strategy 1999, which has been adopted as Supplementary Planning Guidance; and the National Planning Policy Framework.
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Case Officer: Eiryl McCook

Photo(s)

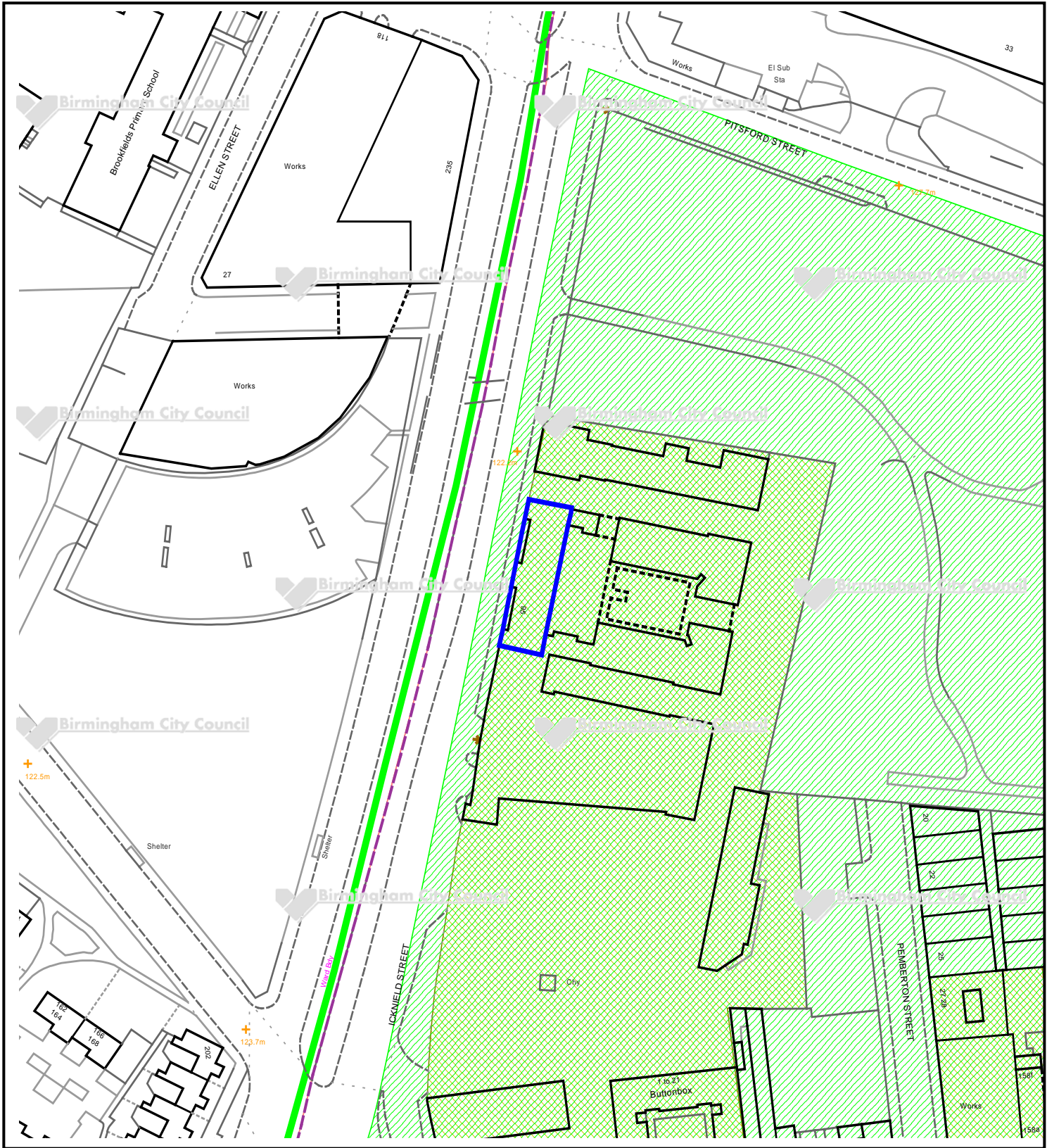


Figure 1 - Front Elevation



Figure 2 - Front Elevation Looking South

Location Plan



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