
Committee Date:	17/04/2014	Application Number:	2013/08954/PA
Accepted:	11/03/2014	Application Type:	Listed Building
Target Date:	06/05/2014		
Ward:	Longbridge		

The Former Chapel, Great Park, Rubery, Birmingham

Listed Building Consent for Conversion of existing former chapel into 3no. dwellings and erection of extension to create 3no. additional dwellings with associated works

Applicant: Malvern Homes Ltd
The Croft, Roman Road, Sutton Coldfield, Birmingham, B74 3AQ
Agent:

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. This listed building application is for the conversion and extension of the Chapel located at Great Park, Rubery to create 6no. dwellings. The application also involves the creation of new accesses with parking for 12 cars.
- 1.2. The proposal would provide 1no. two bed flat and 2no. three bed flats, within the existing chapel building, and 3no. three bed flats within a new extension.
- 1.3. Within the existing chapel the end unit incorporating the chancel would be provided with 2 bedrooms; large living room area, bathroom and utility on the ground floor with an open plan kitchen and dining room on a first floor mezzanine with a void over the chancel area. The other two units within the chapel would provide three bedrooms, bathroom, open plan entrance/study area and utility on the ground floor with an open plan living, kitchen and dining room at first floor.
- 1.4. The three units within the extension would all have three bedrooms (one with ensuite); bathrooms, utility and hall on the ground floor, with open plan living/dining room and kitchen at first floor with access to a roof terrace area.
- 1.5. A large communal amenity area of well over 1000sqm would be provided to the rear and side of the building, with direct access to this from some units..
- 1.6. Twelve car parking spaces, (two for each unit) would be laid out to the front.
- 1.7. The extension proposed would be constructed to the north western end of the existing building. It would be 11.8m wide and 22.3m in length. It would have a pitched roof to a height of 9.5m. It would be constructed with matching brickwork, with windows to the front and rear elevations, rooflights to the front roof slope and large scale glazed doors opening out onto a roof terrace areas at the upper level.

- 1.8. Access into the units would be provided on the north eastern elevations of the building via individual front doors. There would further minor alterations to both these elevations and roof lights would be installed to both sides.
- 1.9. This application has been submitted following the refusal of listed building applications 2011/08686/PA in February 2012 which proposed the conversion and extension of the chapel to provide 13no apartments which was considered too intensive and application 2013/01076/PA in April 2013 which proposed the conversion and extension of the chapel to provide 6no. apartments, but was refused on design grounds.

[Proposed site plan](#)

[Proposed elevations](#)

[Proposed floor plans](#)

2. Site & Surroundings

- 2.1. The application site relates to The Chapel at Great Park, Rubery. It is a Grade II listed building and was constructed in 1882 as part of the wider Rubery Hospital Development.
- 2.2. The hospital closed in 1993, has been demolished and a new housing estate is being built around the site with some properties now occupied including those opposite the chapel to the north east. There is an area of open space, to the immediate east of the site.
- 2.3. To the south of the site is some office development, whilst further to the east is the Great Park complex which includes a large supermarket, cinema, bowling alley and restaurants.

[Location Map](#)

Street view not available

3. Planning History

- 3.1. 2013/08915/PA Conversion of existing former chapel into 3 no. dwellings and erection of extension to create 3 no. additional dwellings with associated works – current application elsewhere on this agenda.
- 3.2. 12/04/2013 – 2013/01075/PA Change of use of existing chapel and the erection of extension to provide 6 no. dwellings and the creation of 12no car parking spaces. Refused.
- 3.3. 12/04/2013 – 2013//01076/PA Listed Buildings Consent for internal and external alterations in conjunction with change of use of existing chapel and the erection of a single storey extension to provide 6 no. dwellings and the creation of 13 no car parking spaces. Refused
- 3.4. 16/02/2012 – 2011/08685/PA Change of use of existing chapel to 13 no. apartments, erection of single storey extension, creation of new access road, formation of footway crossing and creation of 13 no car parking spaces. Refused.

- 3.5. 16/02/2012 – 2011/08686/PA Listed building consent for internal and external alteration in conjunction with the change of use to 13no apartments. Refused.
- 3.6. 29/03/2004 – 2003/02413/PA Part change of use of existing chapel to relocate site security office & meeting room, external alterations, construction of car park, erection of security cameras & removal of existing security fence & hospital corridor. Approved temporary.
- 3.7. 20/07/2000 – 2000/00433/PA Retention of steel framed mesh grilles to all windows and metal clad secondary doors to external doors. Approved temporary.

4. Consultation/PP Responses

- 4.1. Letters of notification have been sent to local residents associations, Longbridge Ward Councillors, Planning Committee members from the Northfield Constituency and Local Amenity societies. A site and press notice have been posted.
- 4.2. The Ancient Monuments Society offer the following observations
- There is a certain sadness in seeing a potential public building, an auditorium, subdivided into private dwellings. A large development like that on the site of the hospital could benefit from a communal facility.
 - We welcome the limitation of the conversion to 3 units.
 - It is vital that the new build is not put up and then works to the chapel fail to go ahead.

5. Policy Context

- 5.1. The following local policies are relevant.
- Unitary Development Plan (2005)
 - Grade II Listed Building (The Chapel, Rubery Hill Hospital)
 - Draft Birmingham Development Plan (2010).
- 5.2. The following national policies are relevant.
- The National Planning Policy Framework (2012)

6. Planning Considerations

- 6.1. The NPPF at paragraphs 131-134 provides advice on the consideration of proposals affecting heritage assets. It supports the aim of putting such assets to viable uses consistent with their conservation. Paragraph 133 states that “where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.”
- 6.2. Policy 3.25 of the Unitary Development Plan states that any development affecting a listed building should preserve or enhance its character. It emphasises the desirability of securing the retention, restoration, maintenance and continued use of buildings of special architectural or heritage interest.

- 6.3. The Chapel has suffered extensively from fire damage and water ingress and much of its interior has been lost. Its condition is extremely vulnerable and the Local Planning Authority would very much welcome its conversion and reuse. Whilst it is inevitable that some subdivision of the internal space would occur, this must be undertaken sensitively in order to retain some sense of the existing lofty spaciousness. Care also needs to be taken as to how the new partitions interface with the existing windows and roof structure, and how the few remaining decorative internal elements (e.g. tiling, carved stone etc) are repaired/consolidated and incorporated into the overall scheme. In this instance, the case officer and my Conservation and Urban Design officers have worked closely and extensively with the applicants to clearly understand how the development would impact on the existing structure. Sections through windows and doors have been provided, there is a clear understanding of how new floors would intersect across existing windows and the design and layout, including providing bedrooms on the ground floor and main living areas on the more open and spacious upper floors has been carefully considered. Given this and subject to a number of conditions requiring specific detailing of the various works, I am confident that the proposed works to the chapel would not have any detrimental harm to the overall fabric of the listed building and its character within the wider area. I consider its redevelopment would bring the building back into a viable use and would comply with the policies of the Birmingham Unitary Development Plan and The National Planning Policy Framework.
- 6.4. Previous applications have been refused, with concerns raised regarding the design of the proposed extension to the building. However, the principle of developing an extension next to the listed building is supported. The design of what is now proposed has evolved through discussions with my Conservation and Urban Design officers and provides a simple yet modern addition, which takes its form from various elements of the existing chapel, in particular the large pitched roof to the front elevation. Particular attention has been paid to the proportion of windows and positioning of doors. Overall, it creates a simple and sympathetic addition to the listed building which would not have any detrimental impact on the visual or residential amenities of the surrounding area or the overall fabric and setting of the listed building.
- 6.5. A new bin and cycle store would be provided within a new gated metal link structure between the existing Chapel and the extension. It is not considered this would have any detrimental impact on the visual amenity of the area. However a condition to understand how it links to the building is recommended.
- 6.6. Given the above, it is considered that as proposed, the conversion of this building and the erection of the extension to create 6no apartments would accord with both local and national planning policy. The reuse of this historic building is welcomed and it would provide an additional six residential units in a sustainable location.

7. Conclusion

- 7.1. The proposed development including the redevelopment of the existing chapel and proposed extension would create six new high quality residential units and would no unacceptable impact on the fabric and character of the listed building or on the visual and residential amenities of the surrounding area and occupiers. The proposal therefore accords with polices within the Birmingham Unitary Development Plan and The National Planning Policy Framework. It is therefore recommended that the application be approved subject to the attached conditions.

8. Recommendation

8.1. Approve subject to conditions.

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- 1 Requires the scheme to be in accordance with the listed approved plans
 - 2 Requires the prior submission of details of door and windows.
 - 3 Requires the prior submission of details of treatment to dormers/louvers
 - 4 Requires the prior submission of all extraction and ventilation details.
 - 5 Requires the prior submission of a Schedule of all repairs
 - 6 Requires the prior submission of details of all existing and proposed walls, partitions, floor and ceilings.
 - 7 Requires the prior submission of a schedule of existing and new internal joinery details
 - 8 Requires the prior submission of Structural Recording
 - 9 Requires the prior submission of details of bin and bicycle store.
 - 10 Requires the prior submission of sample walling/render panel/stonework/brickwork
 - 11 Requires the prior submission of details of rainwater goods.
 - 12 Requires the prior submission of a cleaning methodology
 - 13 Limits the approval to 3 years (conservation/listed buildings consent)
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Case Officer: James Mead

Photo(s)

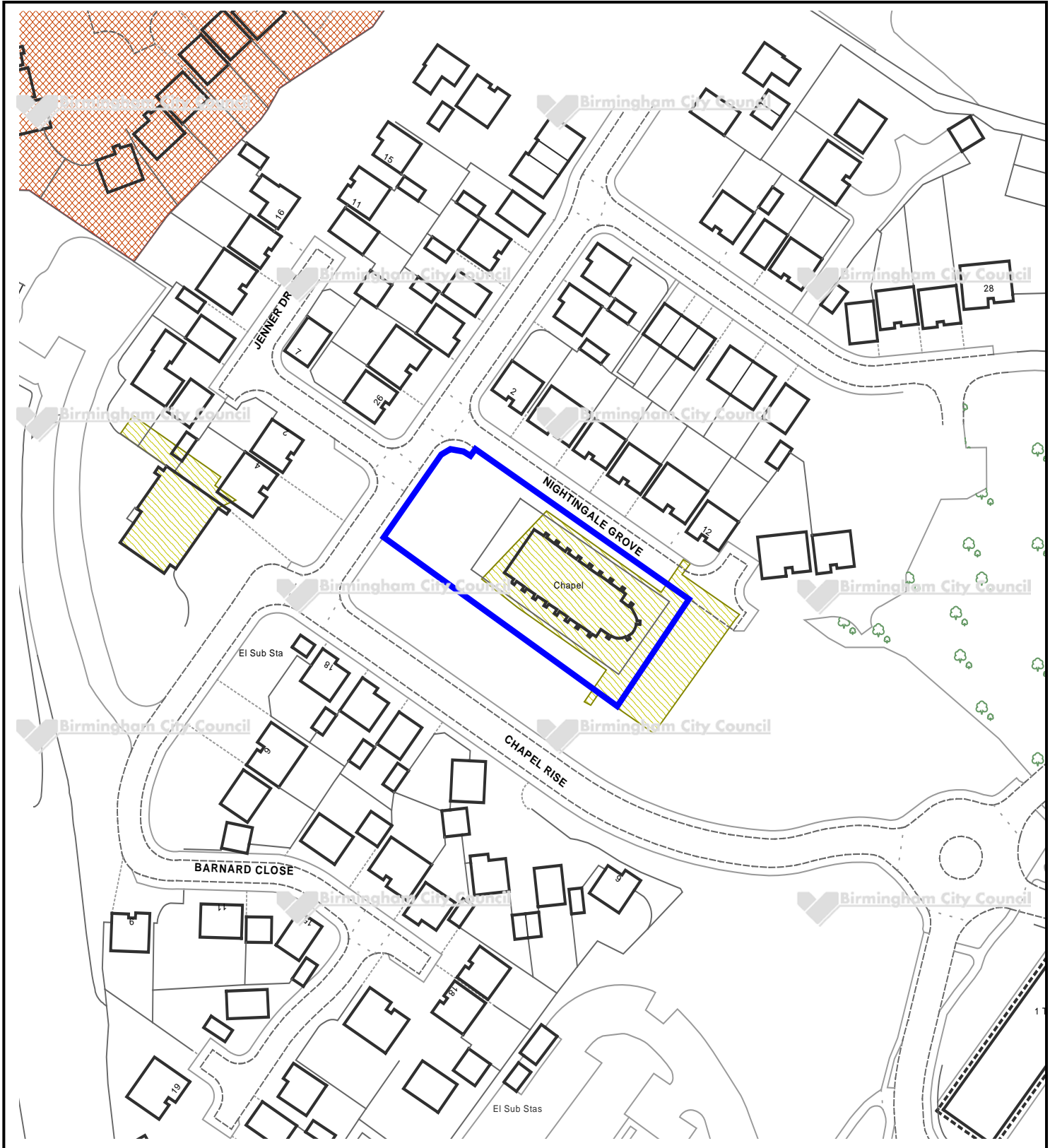


Figure 1 Existing Chapel View from Nightingale Grove



Figure 2 View from Chapel Rise to site of proposed extension

Location Plan



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