
Committee Date: 19/09/2013 Application Number: 2013/06022/PA
Accepted: 09/08/2013 Application Type: Listed Building
Target Date: 04/10/2013
Ward: Moseley and Kings Heath

Yew Tree Road, Chamberlain House, Moseley, Birmingham, B13 8QG

Listed Building Consent for various external and internal alterations.

Applicant: Acivico
1 Lancaster Circus, Queensway, Birmingham, B4 7DG
Agent: PCPT Architects Ltd
84 Spencer Street, Jewellery Quarter, Birmingham, B18 6DS

Recommendation
Refer To The Dclg

1. Proposal

- 1.1. Following the grant of planning permission and listed building consent last year, further survey work has been undertaken on the building and further discussions undertaken with the project team and Uffculme School regarding their requirements. This has culminated in a further listed building application for further works that were not previously agreed in 2012.
- 1.2. Chamberlain House sits within the Highbury Estate and the curtilage of Highbury Hall and is therefore listed by virtue of it sitting within the curtilage of the Grade II* listed Highbury Hall building. The building is held in Trust and is managed by the Trusts and Charities Commission of Birmingham City Council who represent the 'Council as Trustee', who is the owner of the building. The application site is also situated within the Highbury Hall Registered Historic Park and Garden.
- 1.3. Listed Building Consent is now sought for secondary glazing; suspended ceiling services (specifically in toilet and washroom areas); additional fire doors; removal of all existing radiators; relocation of steel casement doors to rear; demolition of existing boiler room and outbuildings; relocation of original wall mounted gas lamps; treatment of existing terrazzo & parquet floor finishes; changes to small bay windows on rear and south elevations following theft of lead; cleaning and repair of stonework; removal of existing opening hatch; reinstatement of roof-lights; new electrical installations; mechanical plant to roof; services to external elevations (lighting and CCTV); new heating system, lightning protection and works to the existing steel handrail and balustrading, all in connection with the previously approved change of use and extension to form a school.

[Elevations](#)

[Floor plans](#)

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 portacabin to form classrooms within the grounds of Chamberlain House car park. Approved for a temporary period until 1 September 2014.

4. Consultation/PP Responses

4.1. Local residents, Ward Councillors and Resident Associations notified. Letter of support received from occupier in Goodby Road.

4.2. Regulatory Services – no objection subject to ventilation and odour control safeguarding condition.

4.3. English Heritage - no objection. Request that the fireplaces remain and that more of the original parquet floor is retained.

4.4. Victorian Society, Georgian Group, Birmingham Civic Society – no responses received.

5. Policy Context

5.1. Birmingham UDP 2005; NPPF; Consultation Draft Core Strategy 2026 (2010); SPG Places for All; Regeneration through Conservation SPG.

6. Planning Considerations

6.1 The application seeks listed building consent for works to the building, to allow the implementation of the previous planning permission and listed building consent for the extension of the existing building to form a new entrance and reception area in relation to the proposed use of the building as a school to be used by Uffculme Special School. The building is listed by virtue of its siting within the curtilage of Grade II* Highbury Hall. Uffculme currently operate from premises further along Queensbridge Road (within walking distance of the application site) where the premises and school operation are extremely confined. Whilst the buildings original use is understood to have been ladies accommodation, its change of use to offices in 1984 saw its separation from Highbury Hall but it remains within the Estate.

6.2 The use of Chamberlain House as a school for autistic children was considered to be an acceptable use for the building that would not detrimentally impact upon the current and future operations of the adjacent Grade II* listed Highbury Hall when permission was granted last year. Little change to the building was and still is proposed as the internal arrangement of small room's works for the one to one and small group school sessions that are used within a school for autistic children. On this basis, the proposal would comply with UDP policies 3.8 and 3.10 and 3.25 which states that special regard will be given to the desirability of securing the retention, restoration, maintenance and continued use of buildings of special architectural or historic interest.

6.3 The majority of the proposed works are to repair damage that has occurred since the building became vacant and subsequently suffered weather damage and vandalism. The remaining works follow extensive building surveys whereby asbestos has been found and lead has been stolen leaving the building requiring urgent upgrading works. Also required are a number of safety features and general habitation works for its conversion to a school including fire doors, heating and electrical upgrades. My conservation officer and I have been involved in discussions regarding the proposals

and level of repairs from pre-application discussions through to minor amendments following formal submission. The proposal brought forward under this proposal results from extensive surveys and requirements of Uffculme School and is considered acceptable and would have the least impact on both Chamberlain House itself and the adjacent Grade II* listed Highbury Hall.

- 6.4 I note that Regulatory Services have requested a safeguarding condition relating to ventilation and odour control, whilst a condition requesting some of these details is proposed this relates to their location and fixing method to the listed building. As planning permission has previously been granted for the proposed use as a school and these details were secured by condition on that permission, I do not consider it relevant or necessary to safeguard the requirements on this consent.

7. Conclusion

- 7.1. The application seeks consent for changes to the curtilage listed building including upgrading and repair works along with changes to enable the building's re-use. Permission has previously been granted for its use as a school and this consent would enable the relocation of Uffculme special needs school for autistic children to a building that is currently vacant and would meet the requirements of the school in terms of classrooms, outdoor space etc and provide a much improved and larger environment for the school and its pupils. 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, the estate or Highbury Hall itself. The proposal would represent a welcome and sustainable use of the building to ensure its long term maintenance, care and preservation.

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 Limits the approval to 3 years (conservation/listed buildings consent)
 - 2 Requires the scheme to be in accordance with the listed approved plans
 - 3 Requires the prior submission of standard wall or ceiling mounted luminaires details
 - 4 No consent granted for welding shut of doors
 - 5 Requires the prior submission of new glass lamp shades for former gas lights details
 - 6 Requires the prior submission of existing parquet flooring retention details
 - 7 Requires the prior submission of small bay roofs and lead substitute details
 - 8 Requires the prior submission of a cleaning method statement
 - 9 Requires the prior submission of sample walling/stonework/brickwork
 - 10 Requires the prior submission of sample materials
 - 11 Requires the prior submission of roof light details
-

-
- 12 Requires the prior submission of roof plant and ventilation/extraction details
 - 13 Requires the prior submission of lighting and CCTV details
 - 14 Requires the prior submission of proposed changes to existing handrail details
 - 15 Requires the prior submission of changes to rainwater goods details
-

Reason for Approval

-
- 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.
-

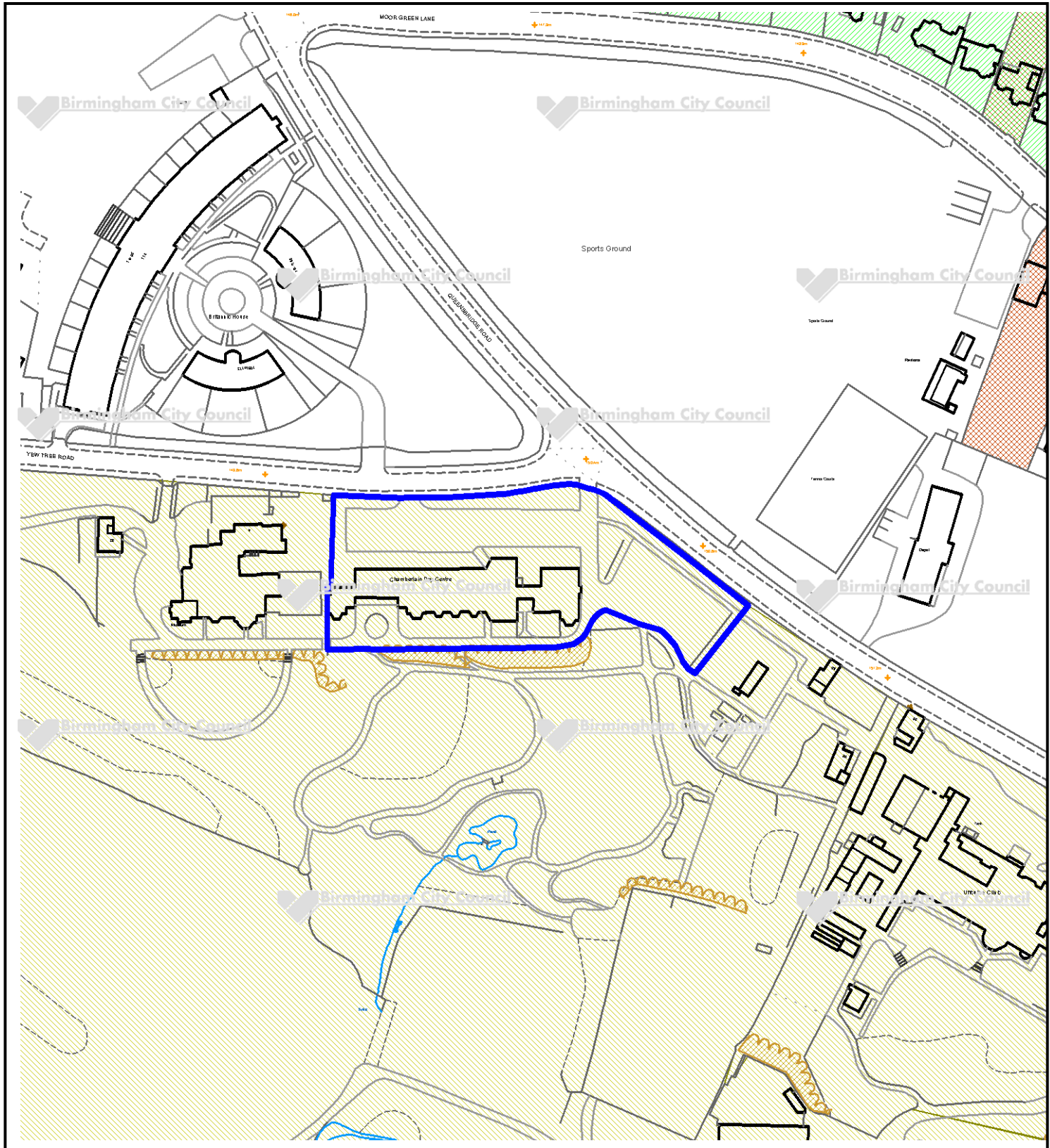
Case Officer: Pam Brennan

Photo(s)



Figure 1: Elevation to Yew Tree Road

Location Plan



This map is reproduced from the Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Birmingham City Council. Licence No.100021326, 2010