

Spring Hill,Hockley,Birmingham - Spring Hill Library

Renewal of Listed Building Consent C/05964/01/LBC for the attachment of glazed entrance canopy to North East elevation of Spring Hill Library and erection of lift enclosure on rear elevation (in connection with proposed retail food store and associated development on adjacent land)

Applicant: Tesco Stores Limited c/o GVA Grimley 3 Brindley Place Birmingham B1 2JB

Agent: GVA Grimley 3 Brindley Place Birmingham B1 2JB

Recommendation

Defer/Inf Approval

I REFER. II ENDORSE.

Proposal

This application seeks the renewal of Listed Building Consent application C/05964/01/LBC which granted consent for the attachment of a glazed entrance canopy to north east elevations of Spring Hill Library and erection of lift enclosure on rear elevation. These proposals were originally associated with planning application C/01165/01/FUL which proposes demolition of existing buildings and the erection of a new food store, five retail and offices units and associated works on the former Brookfield Precinct. Both existing permissions are due to expire on 15 April this year and an application reference C/07408/06/FUL, which seeks to renew the planning consent, is reported elsewhere on this agenda.

This application is for the same development as currently approved. It proposes to carry out improvements works to Spring field Library a Grade II* listed building and erect a two storey covered walkway/arcade on its north east and rear elevations which would be attached to the proposed food store and individual retail/office units proposed on the site of the former Brookfield Shopping precinct. The improvements proposed are to remove the existing cement render on the rear elevation of the listed building facing towards Spring Hill with more appropriate terracotta coloured panels. On this elevation new double doors into the library are proposed together with a glazed lift to allow improved access into the building for persons with disabilities.

On the north east and rear elevations of the listed building a lightweight tubular steel framed glazed structure two storeys high is proposed to provide an enclosed arcade which will serve the new retail development as well as new entrance to the library. Automatic sliding doors will be provided at each entrance/exit point, which will also be used by customers using the car park as well as from both street frontages.

Following discussion with the library in connection with the previous application the application also shows that it would be possible to provide a further link at first floor level between the library and the proposed first floor offices. Although this is shown for illustrative purposes only the library had previously expressed a desire for further office space, which could be accommodated in the future.

Site & Surroundings

The application site is a small plot of land currently occupied by Spring Hill Library a Grade

II* listed building. It occupies a prominent position on the north west corner of the junction of the Birmingham ring road and the A457 Birmingham to Dudley Road and has frontages to Spring Hill and Canfield Street. The building originally adjoined Brookfield Precinct a development of 36 retail units and a public house. However since the Precinct was demolished in 2002 the library has been surrounded by a large vacant site and security fencing.

The Library faces the road junction and it is a decorative two storey gothic building dating from 1893. It is finished in red brick with terracotta dressings and has a prominent clock tower over the entrance. The elevation facing down Spring Hill is clad with cement render but the other elevations have attractive detailing.

The site lies close to the boundary of the Jewellery Quarter Conservation Area, which lies on the opposite side of Icknield Street.

Consultation/PP Responses

CONSULTEES

Transportation - No objection

English Heritage - Do not wish to make any comments but advise that consent should be conditional on the Council's Conservation Team's approval of details, materials and finishes.

Fire Officer - Comments that the proposals are satisfactory for the fire service.

PUBLIC PARTICIPATION

Councillors, residents associations, amenity bodies, local residents and business notified of the application, press and site notices displayed.

No comments received

Planning History

15/4/02 - C/01165/01/FUL - Full permission granted for demolition of shopping centre, erection of a use class A1 food store, 5 separate Use Class A1 retail units with Use Class B1 office suites above, car park, servicing, highway access and landscaping.

15/04/02 -C/05964/01/LBC - Listed building consent granted for attachment of glazed entrance canopy to north east and north west elevations of Spring Hill Library and erection of lift enclosure on rear elevation (in connection with proposed retail food store and associated development adjacent at Spring Hill Library.

C/07408/06/FUL - full planning permission sought for renewal of application C/01165/01/FUL for the erection of a class A1 food store, 5 separate A1 retail units with class B1 offices above, servicing, car park, highway access and landscaping. Reported elsewhere on this agenda.

Policy Context

2005 Birmingham Unitary Development Plan, PPG15 - Planning and the Historic Environment, Jewellery Quarter Conservation Area Appraisal and Management Plan and Jewellery Quarter Conservation Area Design Guide.

Planning Considerations

The application proposes to renew an existing listed building consent in connection with the proposed redevelopment of Brookfield shopping precinct. The main issues are considered to be whether there has been any material change in circumstances since consent was originally given and whether the proposals will preserve, enhance and respect the setting of the listed building.

In 2002 when the original listed building application was considered the UDP was at Deposit Draft stage and supported the conservation of the built environment. Policy 3.25 of the UDP states that applications affecting listed buildings will have regard to the desirability of securing the retention, restoration, maintenance and continued use of the building and changes of use should not have a detrimental effect on its character or appearance. The policies relating to listed buildings in the adopted UDP have not significantly changed although in policy 3.25 wording has been added requiring any development affecting a listed building should preserve or enhance its character.

National planning policy still relies on PPG15 Planning and the Historic Environment, which was published in 1994. The application was therefore judged against the requirement that when considering applications that affect a listed building or its setting regard has to be had to the desirability of preserving the building or its setting and to any architectural or historic features which it possesses.

The main factors influencing the design of the development therefore have not materially changed since the previous application was considered. The impact of the development on the character appearance and setting of the listed building were given careful consideration at that time and the plans were subject to considerable discussions and amended to ensure that the library was properly integrated into the scheme. The development has been designed to ensure the setting of the library will be enhanced whilst ensuring that the new elements do not unduly dominate in order to ensure the listed building remains the focal point.

The integration of the library into the scheme was a deliberate aim as the historic photographs of the site show that the library never sat in isolation. The improvements proposed to its access namely the new entrance and lift will improve the usability of the building and make it more accessible. Visitors to the library will also be able to benefit from the available parking and the other retail facilities and office accommodation to be provided.

The glazed link between the library and the new development is a simple lightweight glass structure, which will not compete with the listed building and will allow views through of the side elevations. The removal of the cement render on the rear elevation with terracotta tiles will in particular improve its appearance and be more in keeping. The setting of the library is currently dominated by a derelict site and it is therefore considered that the redevelopment will improve the appearance of the area without detracting from the listed building.

REFERRAL

The renewal of listed building consent is therefore considered to be acceptable, however if the committee is minded to approve the application, it will need to be referred to the Secretary of State for Communities and Local Government as the library is a Grade II* listed building. In addition, because the works can only go ahead in conjunction with the planning application, it is considered that listed building consent should only be given if the Secretary of State decided not to intervene in either application.

Sustainability

The development would have a positive move towards sustainability as it involves improvements to an existing building within an urban area that is well served by means other than the car. The improvements proposed are likely to help improve the accessibility and usability of the listed building helping to secure its future.

Conclusion

The renewal of the existing listed building consent for improvements to Spring Hill library and a new glazed entrance canopy to integrate the building into the proposed new local centre are considered to be acceptable and will not detract for the appearance of the building or its historic interest. The scale of the development is considered to be appropriate and there has been no material change in circumstances, which would prevent this consent being renewed since it was originally considered in 2002.

The library current adjoins a derelict site and its integration into the proposed new local centre would be beneficial to setting of the building and would also help preserve its use.

The application will however need to be referred to the Secretary of State for Communities and Local Government if the committee are minded to grant permission.

Recommendation

Deferral

I. That Application Number C/07720/06/FUL be referred to the Secretary of State for Communities and Local Government as the development involves works to a Grade II* listed building.

II. In the event the Secretary of State for Communities and Local Government decides not to intervene in either the listed building consent application or in planning application C/07408/06/FUL listed building consent be granted subject to the conditions set out below:

- | | | |
|---|-----------|-------------------|
| 1 | PLA301R20 | Matchmat/Safelook |
| 2 | PLA999 | Non-Standard |
- Details of all surface materials, railings and hard landscaping features to be submitted to, and approved in writing by, the Local Planning Authority.
REASON:
In order to secure the satisfactory development of the site.
- | | | |
|---|--------|--------------|
| 3 | PLA999 | Non-Standard |
|---|--------|--------------|
- Detailed drawings at a scale of 1:20 showing the relationship and method of fixing between the glazed link and the listed building. No approval is given for the rear elevation shown on drawing number 6418-08.
REASON:
In order to safeguard the appearance of the listed building.
- | | | |
|---|------------|-------------------|
| 4 | PLB403R3 | Plans Schedule |
| 5 | PLB803R101 | Alldamag/Histchar |
| 6 | PLD32R54 | Bildcon3/Durat |

Reason(s) for Approval

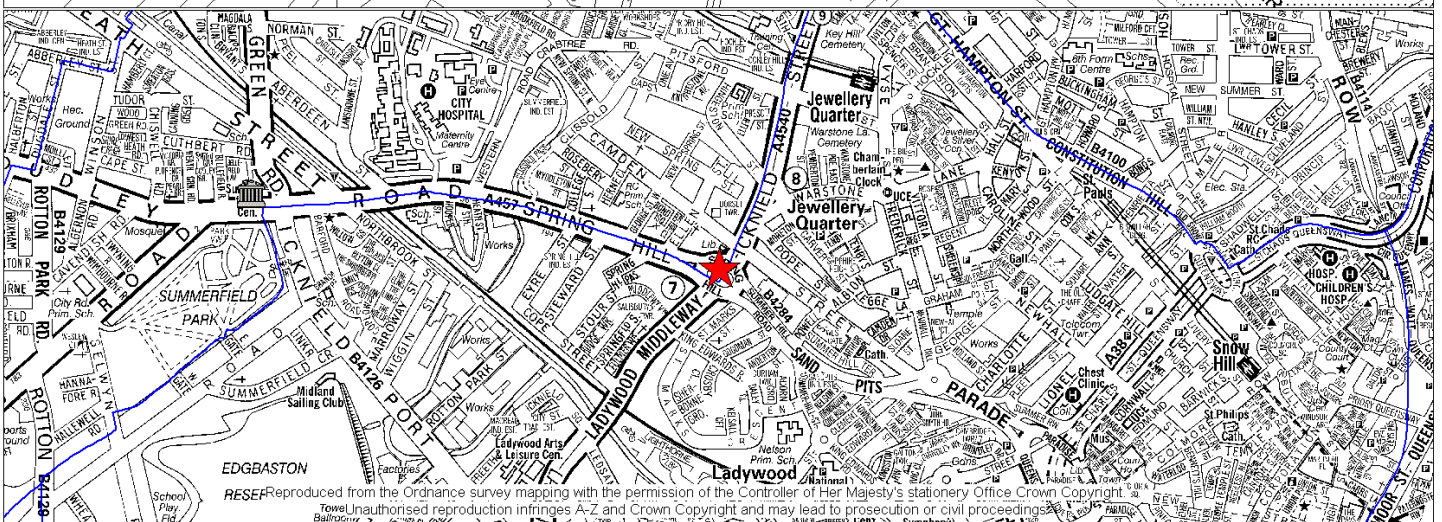
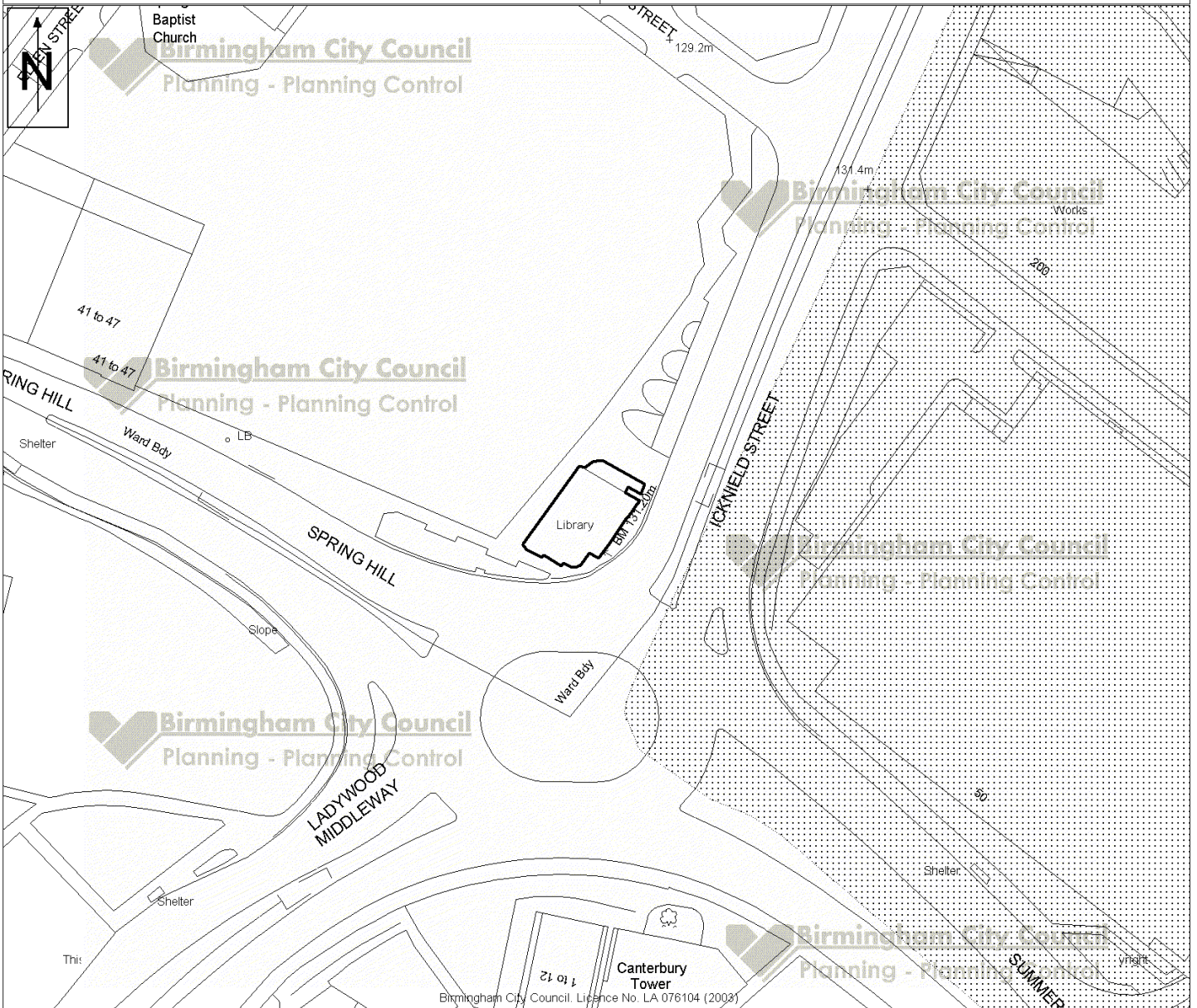
Birmingham City Council grants Listed Building Consent subject to the condition(s) listed below (if appropriate). The reason for granting consent is because the development is in accordance with:

Policy 3.25 of the Birmingham Unitary Development Plan 2005; and the Birmingham Conservation Strategy 1999, which has been adopted as Supplementary Planning Guidance.

Case Officer: Lesley Sheldrake

Authorising Officer: Richard Goulborn

Opinion



C/07720/06/LBC

**SPRING
HILL, HOCKLEY, BIRMINGHAM -
SPRING HILL LIBRARY**

- Statutory Listed Building
- Locally Listed Building
- Conservation Area
- Neighbourhood Offices
- Site Boundary
- ★ Site Location

**PLANNING
P. O. BOX 28
ALPHA TOWER
SUFFOLK STREET Q'WAY
BIRMINGHAM B1 1TU**