

From: Sharron Williams - Principal Planning Officer <sharron.williams@bromsgroveandredditch.gov.uk>

Sent: 13 Nov 2023 01:56:04

To:

Cc:

Subject: FW: 23/00862/FUL Flats above 6 Church Green West extn of time to 23 Dec 2023

Attachments:

From: Clive Berry

Sent: Monday, November 13, 2023 1:32 PM

To: Sharron Williams - Principal Planning Officer <sharron.williams@bromsgroveandredditch.gov.uk>

Cc: Keystone Heritage < >

Subject: RE: 23/00862/FUL Flats above 6 Church Green West

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Hi Sharron,

This has taken so long!

I find the CO stance unbelievable in the face of undoubted evidence to the previous existence of 3 storey buildings along this road. I will need to consult with my client and the conservation consultant on this matter.

As I have previously stated, a 3 flat solution is financially unviable, and I do find it amazing that the authority CO seems to think the current look of this building has less of an impact on the Church and conservation area than the proposed scheme. Still, they are entitled to their opinion no matter how obtuse and mis-guided.

I have re-checked the area of flat 4 on the computer and it is 50m² which does comply with the DCLG guide, so I am unable to understand how you arrive at 46m² and I'm afraid I have to admit I am rather more favoured to what my computer tells me than what your manual calculation says.

With regards extension of time, at the rate the authority are dealing with this application I would have thought it would have been more reasonable for an extension around the middle of December.

In any event, I am away on annual leave from (tomorrow) the 14th – 28th November so have no opportunity to discuss the project and the CO / planner response with either my client or the Conservation consultant before I leave, or when I get back before the suggested 30th November.

I would suggest an extension of time decision date circa 23rd December with a response time from me circa 11th December (or before if no amended drawings are provided) to enable full discussions to take place between me, my client and the consultant after my return.

However, I would venture to suggest that this may well proceed to an appeal as we feel the CO has blatantly ignored the historical evidence presented to them.

Regards

Clive

Clive Berry RIBA
CSB Architects

CSB Architectural Design Ltd. T/A CSB Architects
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From: Sharron Williams - Principal Planning Officer <sharron.williams@bromsgroveandredditch.gov.uk>
Sent: Monday, November 13, 2023 12:24 PM
To: Clive Berry <
Subject: 23/00862/FUL Flats above 6 Church Green West

Hi Clive, I refer to the above application.

I have discussed your latest submission of comments from Keystone Heritage with officers in Conservation. Please note that the officer who made comments on the application initially has since left the Authority. However, another officer has considered the proposal and supporting information submitted and has raised similar conservation views in respect to the scheme, and that the proposal would not be acceptable due to the potential detrimental impact on the setting of the Conservation Area, and setting of St Stephens Church. However, a first floor extension to provide a total of 3 flats could be an acceptable approach to this matter.

I note that flat 4 is the smallest flat out of all of them. Having checked the floorarea, I would consider that the floorarea is closer to 46sq metres approximately, and as such would not comply with the DCLG Technical housing standards – nationally described space standard document for a 1 bedroom 2 person flat.

For the above reasons I would recommend that the proposal be reduced to a 3 flat scheme, omitting flat 4 resulting in extension on the first floor only, which will provide a break in the overall height of the building on the side elevation, and would be of a similar mass to the building opposite (7a Church Green West).

Please provide amended plans to show this revision within 7 days from the date of this email. Also I note that the extension of time has expired and I would recommend an extension of time to 30 November to enable you time to submit the revised plans but also an additional consultation with Conservation.

I await your response to this matter.

Regards

Sharron Williams
Principal Planning Officer, Development Management, Planning and Regeneration Services
Bromsgrove District and Redditch Borough Councils

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