
Committee Date:	06/08/2015	Application Number:	2014/06830/PA
Accepted:	01/06/2015	Application Type:	Listed Building
Target Date:	27/07/2015		
Ward:	Lozells and East Handsworth		

The Former Endwood PH, Hamstead Road, Handsworth, Birmingham, B20 2RA

Listed Building Consent for internal alterations, restoration of existing windows associated with change of use from public house (A4) to community & educational centre (D1), renovation of detached former stables and new boundary fencing and gate.

Applicant: Mr Anjuman E Tabligh
6 Wye Cliff Road, Handsworth, Birmingham, B20 3TB
Agent: Catalyst Regeneration (UK) Ltd
Branston Court, Branston Street, Hockley, Birmingham, B18 6BA

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. This application seeks listed building consent for the conversion of an existing vacant Grade II listed public house for a community educational centre with prayer facilities and an associated funeral service within a former stables located within the curtilage of the site. Planning permission is also sought for new railings and gates on the Hamstead Road frontage.
- 1.2. The existing public house comprises a basement cellar, ground floor bar and store areas and w/c's, first floor function room, kitchens, office and w/c's, and associated living accommodation on the 2nd floor. The application proposes conversion of the building to provide a store and boiler room at basement, male prayer/function room with associated ablution area, ladies function room and ablution, special needs classroom/meeting room and w/c's at ground floor, school hall, 2 classrooms, office, kitchen and toilets at first floor, 5 classrooms, office, kitchen and w/c's at 2nd floor. The funeral service comprises a reception waiting area, body wash room and garage.
- 1.3. Minor external alterations are proposed to the listed building, including removal of a non-original timber lean-to at the rear, 2 new windows at the rear/side, with other works only consisting of repairs and repointing as required, removal of pub signage, lighting, and some minor internal works remove some small sections of internal wall, block up door openings, and to remove some none original internal piers. In the main, the existing windows and doors are to be repaired and retained. The re-use of the garage building would keep the existing external walls with a new front elevation in timber cladding.

1.4. The application is accompanied by a Design and Access Statement and Heritage Statement.

1.5. [Link to Documents](#)

2. Site & Surroundings

- 2.1. The site comprises a large detached former dwelling house and its curtilage dating from circa 1820, previously known as Church Hill House. It was the home of the Muntz family for many years around the 1880's. During the early part of the 20th century a rear subordinate wing was added to the rear.
- 2.2. The dwelling was later converted to a hotel in 1918 and then a Public House in the 1930's. There is a large tarmaced car park to the north west side of the building, with open grassed areas and landscaping to the east. Access is taken from Hamstead Road. The mini island junction where Hamstead Road meets Wellington Road, Church Lane and Handsworth Wood Road is located approximately 120 metres to the north west.
- 2.3. A railway line passes beneath the building through a tunnel, with St Marys Church and Handsworth Park to the south. St Marys Junior and Infant school is situated to the south east, with residential properties to the north.

3. Planning History

- 3.1. 02/08/1962 – 22067000 – Car park extension – Approved.
- 3.2. 21/03/1974 – 22067001 - Extensions to public house – Approved.
- 3.3. 08/01/1976 – 22067002 – Extension to existing car park – Approved.
- 3.4. 18/08/1988 – 22067003 – Alterations to elevations and provision of fire escape from 1st floor – Approved subject to conditions.
- 3.5. 18/08/1988 – 22067004 – Alterations to elevations and provision of fire escape from 1st floor – Approved subject to conditions.
- 3.6. 27/01/2003 – 2001/06409/PA – Conversion of public house to 8 flats and 1 house, external alterations to elevations, erection of 7 flats and 15 houses within grounds, construction of parking spaces and access roads – Non determination appeal dismissed.
- 3.7. 27/01/2003 – 2001/06410/PA – Listed Building consent application for part demolition of the Endwood Public House, external and internal alterations in connection with change of use to create 8 flats and 1 house, and erection of 7 flats and 15 houses within grounds – Non determination appeal dismissed.
- 3.8. 22/06/2005 – 2004/00384/PA - Alterations and conversion of public house to 9 flats and erection of 14 houses – Approved subject to conditions.
- 3.9. 22/06/2005 – 2004/00385/PA – Listed Building Consent application for conversion of public house into 9 flats, external alterations to elevations and demolition of extension – Approved subject to conditions.

- 3.10. 2014/06775/PA – Change of use from Public House (A4) to community educational centre including prayer facilities (D1), repair and renovation of detached former stables to form associated funeral service and new boundary fencing and gate – Reported elsewhere on the Committee agenda for determination.

4. Consultation/PP Responses

- 4.1. Press and Site notice erected. MP, ward members for Lozells and East Handsworth and Handsworth Wood wards, residents associations, and neighbouring residents/occupiers notified. 44 representations received objecting on the following grounds :

- Existing traffic and parking problems will be made worse
- There is a need for a pedestrian crossing
- There are existing facilities nearby and so there is no need for this proposal. There are enough mosques in the area to meet local needs.
- Loss of the pub which is an important local community facility
- It is unclear whether this will be an education use or a mosque
- Noise impact on residents including from the call to prayer
- Funeral service is inappropriate so close to primary school and a nursery
- Will have a detrimental impact on the listed building
- Their existing premises is painted bright red, they should not be allowed to do the same to the listed building which should be kept white as existing. Any signs, emblems, decorative features would be out of character with the building and the area.
- There have been works on site to remove trees, works to the roof, works to remove the internal features and an internal fire and there is concern that this was done wilfully to obtain support for these proposals.
- It would be better for the building to be acquired by Historic England and restored for the enjoyment of the whole community.
- Impact on the railway tunnel
- The existing trees are at risk of being cut down

- 4.2. One letter of comment from the Governors of St Marys Primary School has been received, stating that they welcome the potential restoration of the derelict building and its site, but raise a number of concerns regarding traffic and parking issues.

- 4.3. Two representations of support has been received commenting that the proposed use is a good idea that is needed by the community and would be far better than a pub.

- 4.4. In addition, representations of an inappropriate nature have been received which have not been reported, and are not relevant considerations to the determination of this application.

5. Policy Context

- 5.1. Adopted UDP, Draft Birmingham Development Plan, Places for Worship SPD, Car parking guidelines SPD, Development involving former public houses SPG, Places for All SPG, Regeneration through Conservation SPG, NPPF.

6. Planning Considerations

- 6.1. Paragraph 3.25 of the adopted UDP sets out that any development affecting a listed building should preserve or enhance its character. The change of use of a listed building should not have a detrimental effect on the character or appearance of the building.
- 6.2. The guidance in the NPPF sets out that the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation should be taken into account.
- 6.3. Impact of the character and appearance of the listed building
- 6.4. The submitted heritage assessment sets out that the proposal requires no significant changes to the exterior of the building, only general repairs and restoration of missing features. The internal changes are considered to be relatively minor and proportionate.
- 6.5. The ground floor room layout of the original building is only partially intact as other areas have previously been opened up for use as licenced premises. In the original villa, none original bar fittings have been removed which is considered to be acceptable. The works to re-arrange and refit the toilet areas are acceptable. In the rear part of the later building new toilets are proposed with the removal of a small section of wall and bricking up of two existing openings which are acceptable. Piers supporting a flat roof in the middle of the male prayer room are proposed for removal. This roof structure and incremental building are all thought to have been constructed in recent times and the so the removal of the piers have a minimal impact on the heritage asset.
- 6.6. The applicant proposes to restore missing joinery, architraves and decorative plasterwork to the same size and detail as original. Stairs and windows are to be refurbished/repared. A redundant food hoist is proposed to be removed, along with none original stud walls and suspended ceilings that created corridors and non-original bar fittings in the first floor function room, all of which are acceptable. The main staircase with its glazed and etched ceiling light well are the main features which are to be retained. The reinstatement of missing balustrades and repair of the light well glazing are all proposed. For safety reasons, the applicant proposes to glaze over the staircase well at first floor level, details of which are to be submitted and agreed by condition.
- 6.7. The assessment considers that despite some serious deterioration of the fabric and evidence of fire damage and vandalism, the building is generally sound but is now in urgent need of substantial refurbishment and repair. Part of its historic character is the manner in which it has altered over the years from being a villa residence to a hotel and public house. The proposed alterations are justified in that they are minimal and create a new use for a listed building at risk.
- 6.8. My conservation officer advises that the alterations to the building itself are acceptable with conditions to secure details of the stair balustrade, windows, and joinery and plasterwork. The development of the stables to provide the funeral service building is acceptable with some further details of materials to be agreed by condition. The proposed boundary treatment is acceptable in principle though some

further details are required. All these matters are addressed in the recommended conditions.

- 6.9. The none original pub signage and other associated fittings are all proposed to be removed. There are no proposals for changing the colour of the building.
- 6.10. I consider that the proposed change of use and the associated works will have an acceptable impact on the character and appearance of the listed building.

7. Conclusion

- 7.1. The proposed works to repair and renovate the listed building for the proposed change of use accord with the relevant policies in the adopted UDP, draft BDP and the NPPF, and so the application is recommended for approval.

8. Recommendation

- 8.1. Approve subject to conditions.

-
- | | |
|---|--|
| 1 | Requires steps to be taken to protection of historical features |
| 2 | Requires any damage to the listed building to be made good |
| 3 | Requires the prior submission of dormer window/window frame details |
| 4 | Requires the prior submission of fixtures and fittings details |
| 5 | Requires the prior submission of a schedule of existing and new internal joinery details |
| 6 | Requires the prior submission of new walls, railings & gates & gate posts/piers details |
| 7 | Requires further details of proposed works to stables building. |
| 8 | Requires the scheme to be in accordance with the listed approved plans |
| 9 | Limits the approval to 3 years (conservation/listed buildings consent) |
-

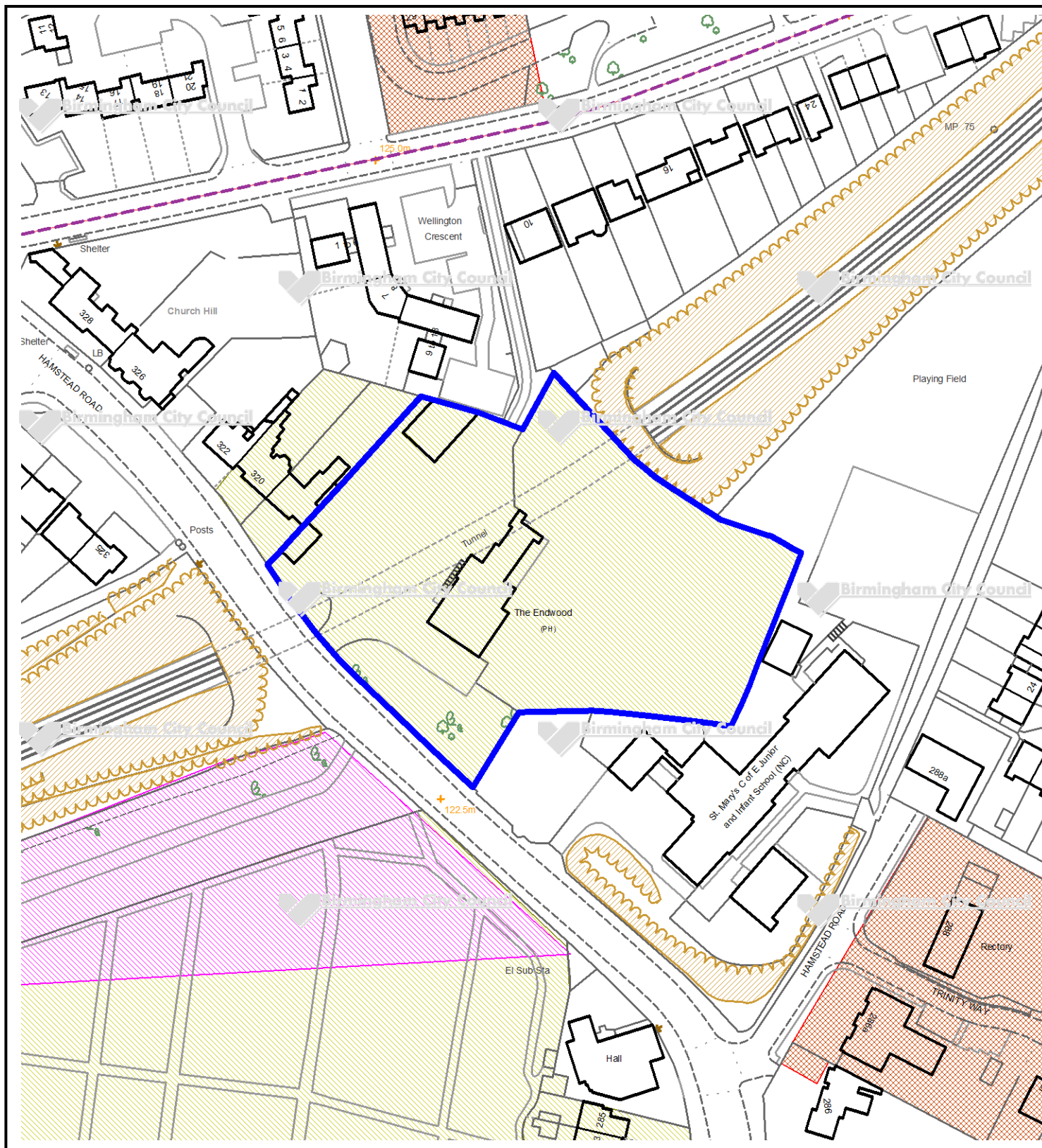
Case Officer: Stuart Morgans

Photo(s)



Figure 1: Existing front and side view.

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