

Report to Planning Committee

4 June 2025

Application reference	DC/25/70220
Application address	Victoria Palace Pope Street Smethwick B66 2JP
Application description	Proposed change of use from banqueting hall to 2 No. warehouse units, first floor extensions to create office space and proposed 4 No. new two storey industrial units to rear and associated works.
Application received	27 January 2025
Ward	St Pauls
Contact officer	Mr Andrew Dean andrew_dean@sandwell.gov.uk

1. Recommendations

That planning permission is granted subject to the following conditions relating to:

- i) External materials;
- ii) Contamination;
- iii) Noise Impact Assessment;
- iv) Air Quality Assessment;
- v) Drainage (foul);

- vi) Surface water drainage scheme;
- vii) Parking to be implemented and retained;
- viii) Hard and soft landscaping;
- ix) Renewable energy;
- x) Construction method statement;
- xi) Jobs method statement;
- xii) Finished floor levels;
- xiii) Cycle storage details;
- xiv) Waste storage details;
- xv) Archaeological desktop study;
- xvi) External lighting scheme;
- xvii) Boundary treatments;
- xviii) BNG credits purchase proof.

2. Reasons for Recommendations

- 2.1 The proposal is an acceptable use in an existing industrial area which is safeguarded for employment uses in the development plan. No significant concerns are raised regarding the design of the amended proposal or the impact of the change of use in this location subject to a noise impact assessment being undertaken and any required mitigation measures being implemented prior to development being brought into use. Furthermore, the proposal would bring back into use a currently empty site and dilapidated building.

3. How does this deliver objectives of the Council Plan?

<p>Thriving Economy in Sandwell</p>	<p>The Sandwell Local Plan serves as the blueprint for future development, guiding housing and employment growth while ensuring new infrastructure investments like transport and schools.</p> <p>Encourage a positive environment where businesses and our community and voluntary organisations are supported to grow; and investment into the borough is maximised, creating job opportunities for local residents.</p>
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One Council One Team	Sandwell Council's ethos of 'One Council One Team' reflects a commitment to unity and Collaboration, striving for excellence in serving the community.
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4. Context

- 4.1 The application is being reported to Planning Committee as a petition by 11 residents objecting to the application has been received.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Victoria Palace, Pope Street, Smethwick.](#)

5. Key Considerations

- 5.1 The site is allocated for Local Employment Land in the development plan.
- 5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.
- 5.3 The material planning considerations which are relevant to this application are:
- Government policy (NPPF);
 - Proposals in the development plan;
 - Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing;
 - Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment;

- Highways considerations - traffic generation, access, highway safety, parking and servicing;
- Environmental concerns – noise, air quality, pollution and general disturbance;

6. The Application Site

- 6.1 The application site is situated at the junction of Lewisham Road and Pope Street, Smethwick. The character of the surrounding area is mixed use in nature with industrial land directly adjacent to the site and the Brindley two residential development being located opposite on the southern side of Lewisham Road.
- 6.2 The shell of the building remaining on the site is the former Victoria Palace banqueting hall which is in a state of disrepair/ dilapidation. The remainder of the site was used as a car park to serve the hall and is suffering from fly tipping. It would appear the site was used as a storage yard for building materials and contractor parking during the construction of the housing estate opposite the site. The site slopes from West to East.



7. Planning History

- 7.1 The site has been subject to a number of minor planning applications for extensions to the existing banqueting hall since the late 1970's to early 1990's.

DC/30782	Alterations and extensions to existing multi purpose hall.	Grant Permission subject to conditions. 02.12.1994
DC/26460	Multi-purpose hall extensions.	Grant Permission with external materials. 30.11.1990
DC/25411	Erection of extension of main hall, kitchen, toilets and flat over.	Grant Permission subject to conditions.09.04.1990.
DC/24559	Toilet extensions and internal alterations.	Grant Permission with external materials. 12.06.1989.
DC/06032	Car park for use of employees and social club.	Grant Permission subject to conditions. 14.12.1977.

8. Application Details

- 8.1 The applicant is proposing to change the use of the existing building from a banqueting hall to 2 No. warehouse units, first floor extensions to create office space above and proposed 4 No. new two storey industrial units to rear and associated works.
- 8.2 The existing banqueting hall would be converted on the ground floor into two warehouse units. Unit 1 on the ground floor would contain the warehouse space, an entrance lobby, two offices, a kitchen and toilets. Unit 2 on the ground floor would contain the warehouse space, an entrance lobby, a kitchen and toilets. Office space above would be created by erecting a first-floor extension, the height increase differs at

various points due to the piecemeal nature of the existing building formed from numerous extensions. The increase in height would be set back from the back of pavement with an existing single storey wraparound extension facing Lewisham Road and Pope Street being retained. The first-floor office extension would measure 23 metres (W) by a maximum of 31 metres (L) with an overall maximum height of 11.6 metres. The first floor for unit 1 would contain 3 offices, a kitchen, storeroom and toilets. The first floor for unit 2 would contain 4 offices, a kitchen, a storeroom and toilets.

- 8.2 The proposed 4 No. two storey industrial units to rear would measure 40 metres (L) by 15.3 metres (W) with an overall height of 8.2 metres (6.4 metres to the eaves). The ground floor would contain a shop floor, toilets, kitchen and office. The first floor would contain two offices and a toilet.
- 8.3 The site would operate a one-way system with access being gained from Pope Street and the exit being onto Lewisham Road. The entry and exit to the site would utilise existing drop kerb accesses. The development would provide 36 car parking spaces, cycle storage and bin storage.
- 8.4 Amended plans have been received to widen car parking spaces 3 to 6, include additional windows and render to the first-floor office extension and to include windows to the side elevations of the proposed industrial units to the rear.

9. Publicity

- 9.1 The application has been publicised by 17 neighbour notification letters and by site and press notice. An 11-signature petition objecting to the application has been received. Neighbours have been reconsulted on the amended plans.
- 9.2 Objections have been received on the following grounds:

- i) Highways matters/safety. Residents of the adjacent housing estate are concerned about the exit from the proposed site being on Lewisham Road. Lewisham Road already experiences high volumes of traffic with residents struggling to exit driveways. The proposal would increase traffic in the area. The area suffers parking issues when a nearby banqueting suite holds functions.

These objections will be addressed in under paragraph 13 (Material Considerations).

10. Consultee responses

10.1 Planning Policy

There is no policy objection to the principle of the development. The proposal is on land that is designated as Local Quality Employment Land in the adopted SAD DPD Policies Plan. The development is in line with National Policy, specifically National Planning Policy Framework (NPPF) para 86 'Building a strong, competitive economy'. The proposed uses fit within the BCCS ENV3 Local Quality Employment Land policy list of acceptable uses. It is also appropriate development within the Regeneration Corridor where BCCS CSP 1 The Growth Network applies. Due to the location of residential properties being located on the opposite side of Lewisham Road, policy SAD EMP 4 (Relationship between Industry and Sensitive Uses) is applicable.

10.2 Highways

No objection. Highways are satisfied with the transport statement and are willing to accept the reduced parking figures based from the document. Highways requested that the spaces 3 to 6 are widened to 2.8m. This amendment has been undertaken.

10.3 Urban Design

The Urban Design Officer requested a cross section of the site in relation to the residential properties opposite to ensure the scheme would not cause an imposing impact on the street scene and would be in scale to surrounding development. Given its location on a busy junction and the elevated levels, the site is within a highly prominent and visible location, amendments to the proposed extension have been requested to improve the appearance of the building which includes utilising other materials for the first floor extension to disguise where the old and new meets. Further amendments include adding additional windows to road fronting elevations, adding symmetry to window placements and the addition of coloured brick banding found on the existing ground floor which would visually reduce the scale of the wall.

In terms of the proposed units to the rear windows should be added to the end of the new build unit closest to Lewisham Road, to provide the perception of natural surveillance and to break up the elevations to add visual interest. The Urban Design Officer also commented that from the submitted site plan it would appear the units to the rear would overhang the redline boundary.

The applicant has undertaken the above amendments. The units to the rear would not overhang the rear redline boundary, however, due to the angular nature of the redline boundary, the units would be erected up to the boundary at one single point.

10.4 Pollution Control (Contaminated Land)

No objection subject to the standard contaminated land condition.

10.5 Pollution Control (Noise)

No objections subject to conditions for a noise impact assessment (if mitigation measures are recommended, they shall be implemented prior to the coming into first use) and construction management plan.

10.6 Pollution Control (Air)

No objections subject to conditions for an air quality assessment and construction management plan to include dust control measures.

10.7 Staffordshire County Council (lead local flood authority)

Whilst there are outstanding matters, which relate to drainage method, hydraulic calculations exceedance plans illustrating flow paths and flooded areas of all areas of hardstanding and soft landscaping in the event of exceedance of the drainage system, maintenance details and a construction environment management plan. These matters of detail can be conditioned, and such are detailed in the recommended conditions.

10.8 Canal and River Trust

No objection subject to a condition for a travel plan to encourage sustainable transport and usage of the canal network. This comment is noted, however, the applicant is proposing to include cycle storage within the development which has also been conditioned.

10.9 Severn Trent Water

No objection subject to a condition for surface and foul drainage details.

10.10 Conservation Officer

No objection.

10.11 Biodiversity Net Gain (BNG)

To achieve BNG, the applicant will be required to purchase 0.364 units from an offsite habitat bank.

11. National Planning Policy Framework (NPPF)

- 11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied.
- 11.2 The framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts.
- 11.3 The framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.4 Taking into account the views of the Council's Urban Design Officer, I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the sites surroundings; in accordance with the design principles of the NPPF.
- 11.5 The framework promotes building a strong, competitive economy stating planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

12. Development Plan Policy

- 12.1 The following policies of the council's development plan are relevant:

Black Country Core Strategy (BCCS)

EMP3 – Local Quality Employment Land

TRAN4 - Creating Coherent Networks for Cycling and for Walking
ENV2 - Historic Character and Local Distinctiveness
ENV3 – Design Quality
ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island
ENV7 – Renewable Energy
ENV8 – Air Quality

Site Allocations and Delivery Development Plan Document – (SADD)

SAD EMP4 – Relationship between Industry and Sensitive Uses.
SAD EMP 2 - Training and Recruitment
SAD HE 5 - Archaeology & Development Proposals
SAD HE2- Conservation Areas- (Smethwick Galton Valley)
SAD EOS 9 - Urban Design Principles

- 12.2 EMP3 seeks to safeguard land for industrial and warehouse uses. As referred to in the policy comments, the proposed use is an employment use in an area designated for employment uses in the development plan. The principle of the development in this location is therefore policy compliant.
- 12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with design concerns raised from the Urban Design team being addressed.
- 12.3 The site falls within the Smethwick Galton Valley Conservation Area and in an area allocated of Potential Archaeological Importance. Policies ENV2, SAD HE2 and SAD HE 5 are therefore applicable. The Conservation Officer has reviewed the application and raised no objections to the application, the site and building are currently in an unused and dilapidated state with the proposal offering a betterment. A condition for an archaeological desktop study to be undertaken has been included in the recommendation.

- 12.4 SAD EMP4 seeks to resident proposals for industrial development that are likely to have an adverse effect on neighbouring uses, unless the adverse effects can be reduced to an acceptable level. Public Health have reviewed the application and raised no objections to the application. However, to protect the amenity of residential properties located on opposite the side of Lewisham Road, a condition for a noise impact assessment to be undertaken and any recommended mitigation measures to control noise to be implemented prior to the use commencing has been included in the recommendation.
- 12.5 ENV5 seeks the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off. Conditions relating to a surface water drainage scheme to be submitted and approved has been included within the recommendation.
- 12.6 A condition to ensure that at least 10% of the estimated residual energy demand of the development is generated by energy from renewable sources has been included within the recommendation and therefore accords with Policy ENV7.
- 12.7 SAD EMP2 requires large employment generating schemes to provide opportunities for training and recruitment. This has been conditioned to secure these opportunities.
- 12.8 TRAN4 requires scheme to be well connected to aid cycling and walking. The proposal includes cycle storage for the two apartment buildings.
- 12.9 ENV8 refers to mitigation measures to offset air quality issues, in this instance a condition for an air quality assessment has been included in the recommendation.

13. Material Considerations

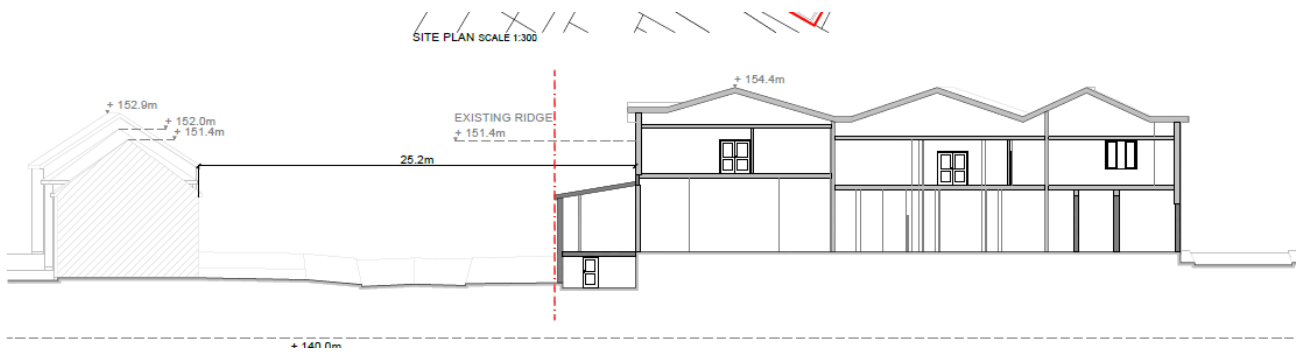
- 13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing.

The site is within an area allocated as local employment land within the development plan and is bordered by industrial units. The nearest residential properties are located on the opposite side of Lewisham Road. The proposal is seeking to convert the existing banqueting suite into a warehouse use with the offices being provided by a first-floor extension. The first-floor office extension would be set back from the back of Lewisham Road by 4.6 metres and would be 25.2 metres from the front elevations of the properties on Lewisham Road. Taking into consideration the onsite arrangement, coupled by the fact the development is north of the residential properties, I do not consider a significant loss of light, outlook or privacy would occur to properties on the southern side of Lewisham Road.

13.3 Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment.

The applicant has amended the proposed elevations to include recommendations made by the Urban Design Officer to improve the visual appearance of the first-floor extension and side elevations of the proposed units to the rear. The submitted cross section demonstrates the proposed extension would not be over dominate in the street scene or be overbearing. The proposed scale and design of the alterations to the existing building and proposed new units are acceptable given the character of the surrounding area being industrial in nature. A condition for the proposed external material to be submitted and approved by the local planning authority has been included in the recommendation. See image below.



13.4 Highways considerations - traffic generation, access, highway safety, parking and servicing.

The Head of Highways has reviewed the application and supporting information and raised no objections to the proposal including for the access and exit points. The concerns residents have made in relation to the exit point from the development being located on Lewisham Road are noted. However, an existing drop kerb and gates are already in situ in this location. The Head of Highways have reviewed the use of this exit and are satisfied it raises no significant concerns with regards to highway safety. As an exit point, no vehicles associated with the development would queue on Lewisham Road to access the site and users exiting the site would be able to view front facing any residents reversing from their private driveways. Furthermore, double yellow lines are located on both side of Lewisham Road to prevent any dangerous parking. It should also be noted that paragraph 116 of the National Planning Policy Framework states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. Taking into consideration the Head of Highways has raised no objections to this application, I do not consider the proposed impact of the development on highway safety to be severe.

13.5 Environmental concerns – noise, air quality, pollution and general disturbance.

Pollution Control have reviewed the application and raised no objections on noise, air quality, pollution and general disturbance grounds. The application site is located within a local employment area with the current lawful use of the site being a banqueting hall. However, to protect the amenity of residential properties located on opposite the side of Lewisham Road, a condition for a noise impact assessment to be undertaken and any recommended mitigation measures to control noise to be implemented prior to the use being has been included in the recommendation.

14. Conclusion and planning balance

- 14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the ‘planning balance’. To summarise: the proposal should be approved unless any adverse impacts of granting the permission would significantly and demonstrably outweigh the benefits when assessed against development plan policies or, where those policies are out of date, the NPPF as a whole. Where national policy takes precedence over the development plan, this has been highlighted in paragraph 11 (National Planning Policy Framework).
- 14.2 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15. Alternative Options

- 15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

16. Implications

Resources:	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
Legal and Governance:	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
Risk:	There are no risks associated with this report.
Equality:	There are no equality implications associated with this report.
Health and Wellbeing:	There are no health and wellbeing implications associated with this report.
Social Value	There are no implications linked to social value with this report.
Corporate Parenting	None.

17. Appendices

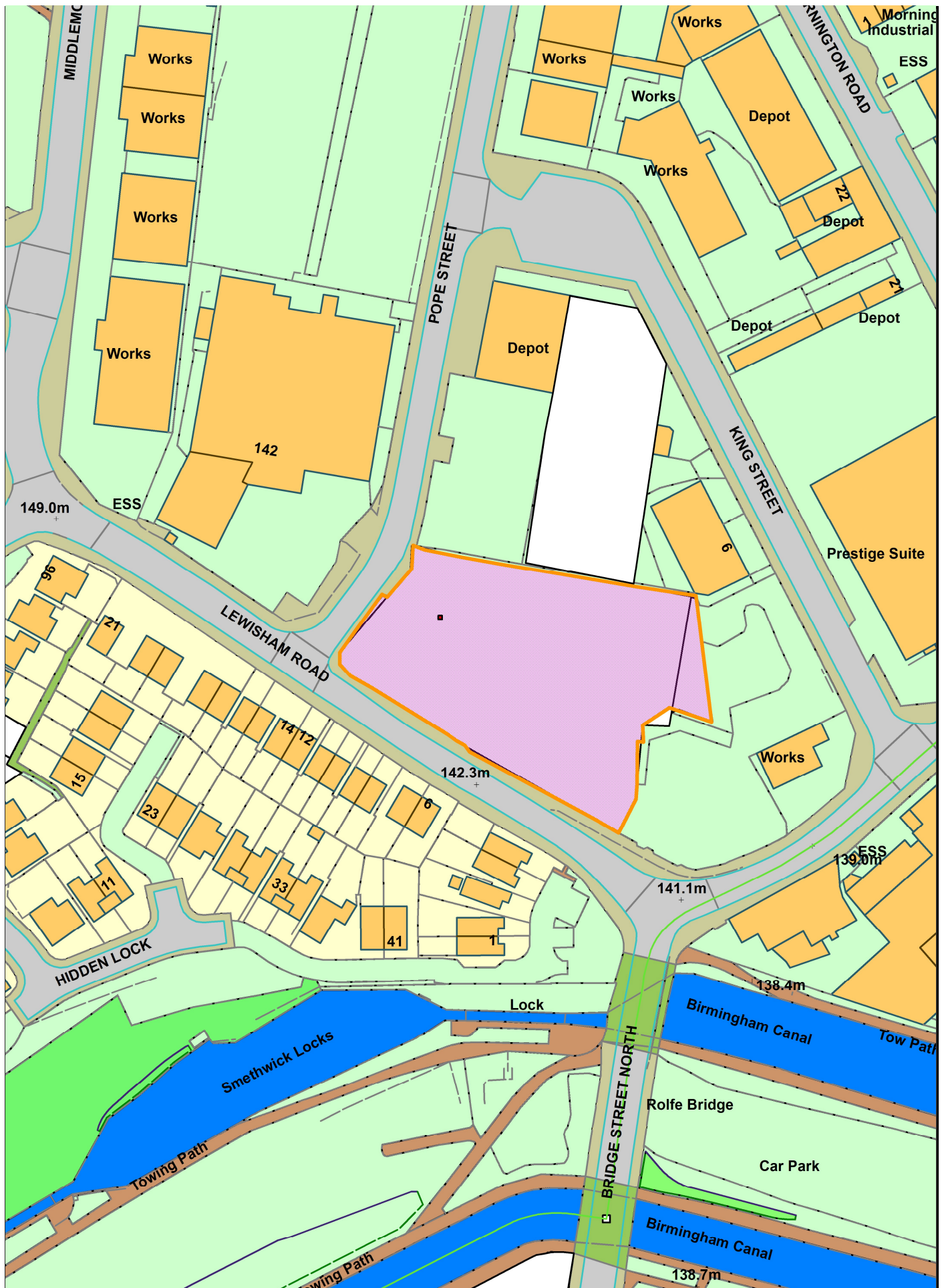
17.1 Plans for consideration

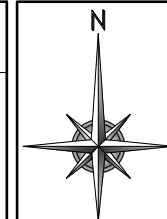
Context plan

Site/Block Plan 160245-001

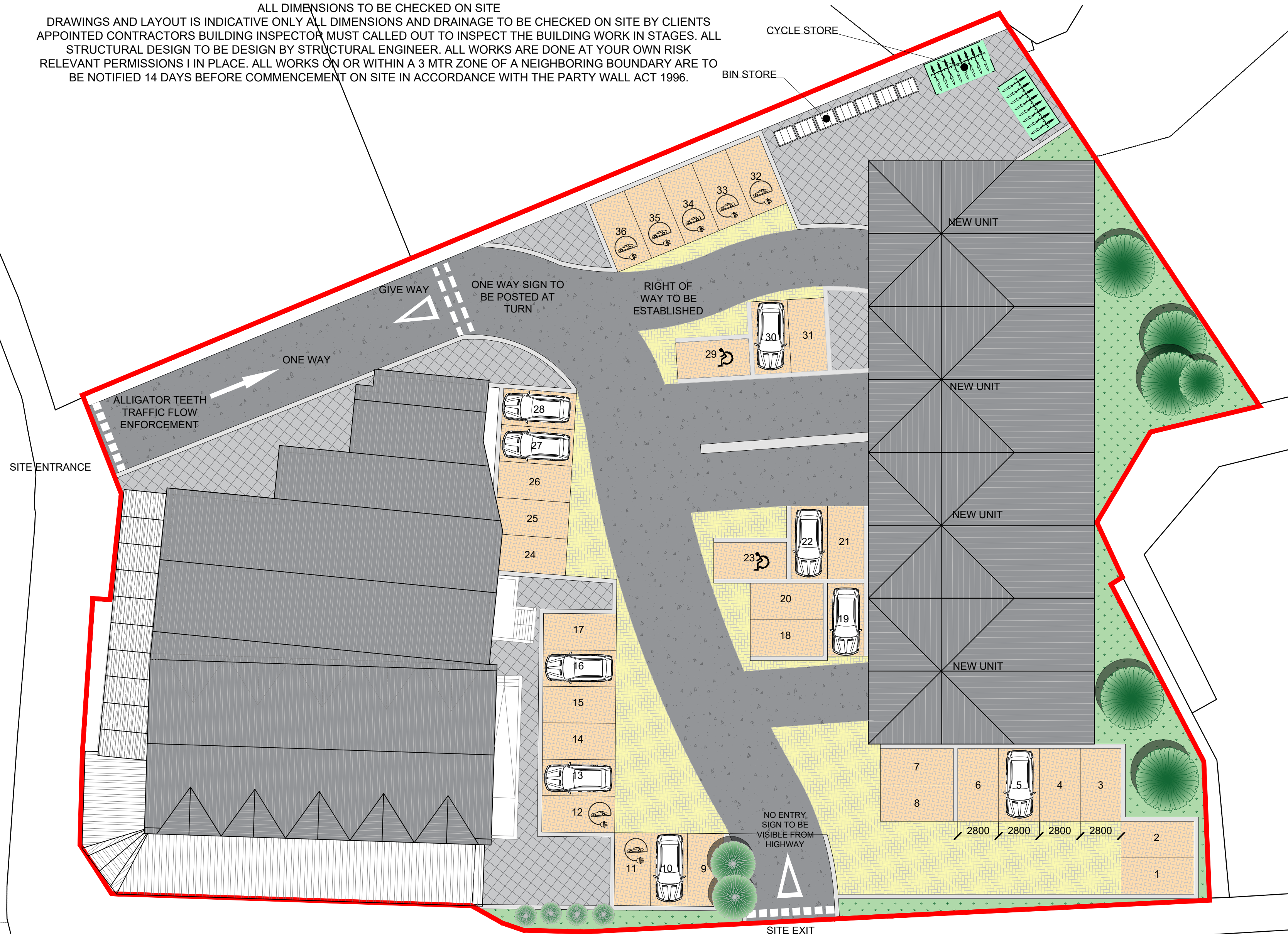
Site/Block Plan 23/111/P201 B

Floor Plan - Proposed	23/111/P202	A
Elevation Plans - Proposed	23/111/P204	A
Floor Plan - Proposed	23/111/P205	A
Elevation Plans - Proposed	23/111/P207	A
Sectional Detail Plan	23/111/P208	



Victoria Palace Road
St. Methwicks
B66
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Revisions

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Date Nov. 2024

Drawn WB

Scale 1:200
@ A2Job title Proposed Single Storey Extension
& New Units

Drawing title Proposed Site Plan

Drawing No. 23/111/P201B

Preliminary ●

Construction ○

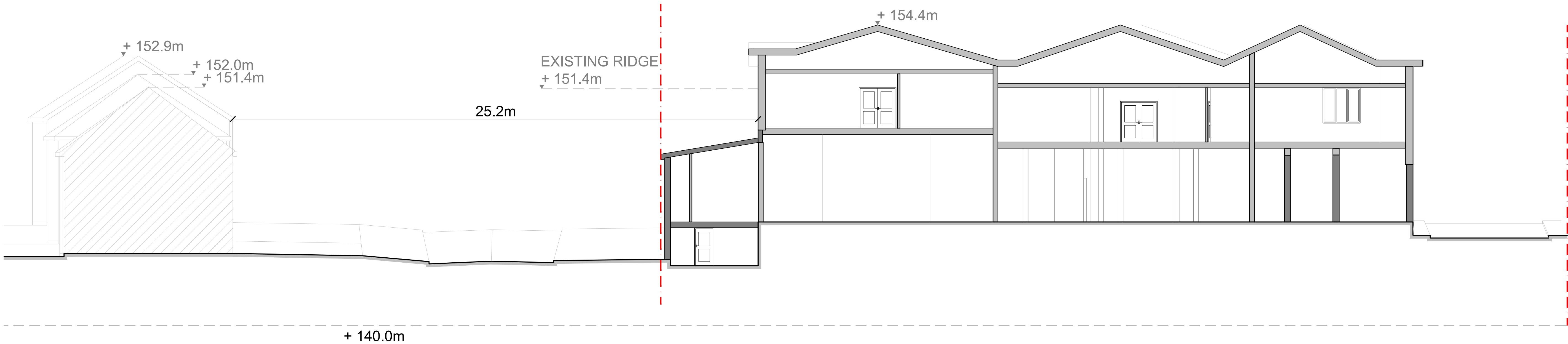
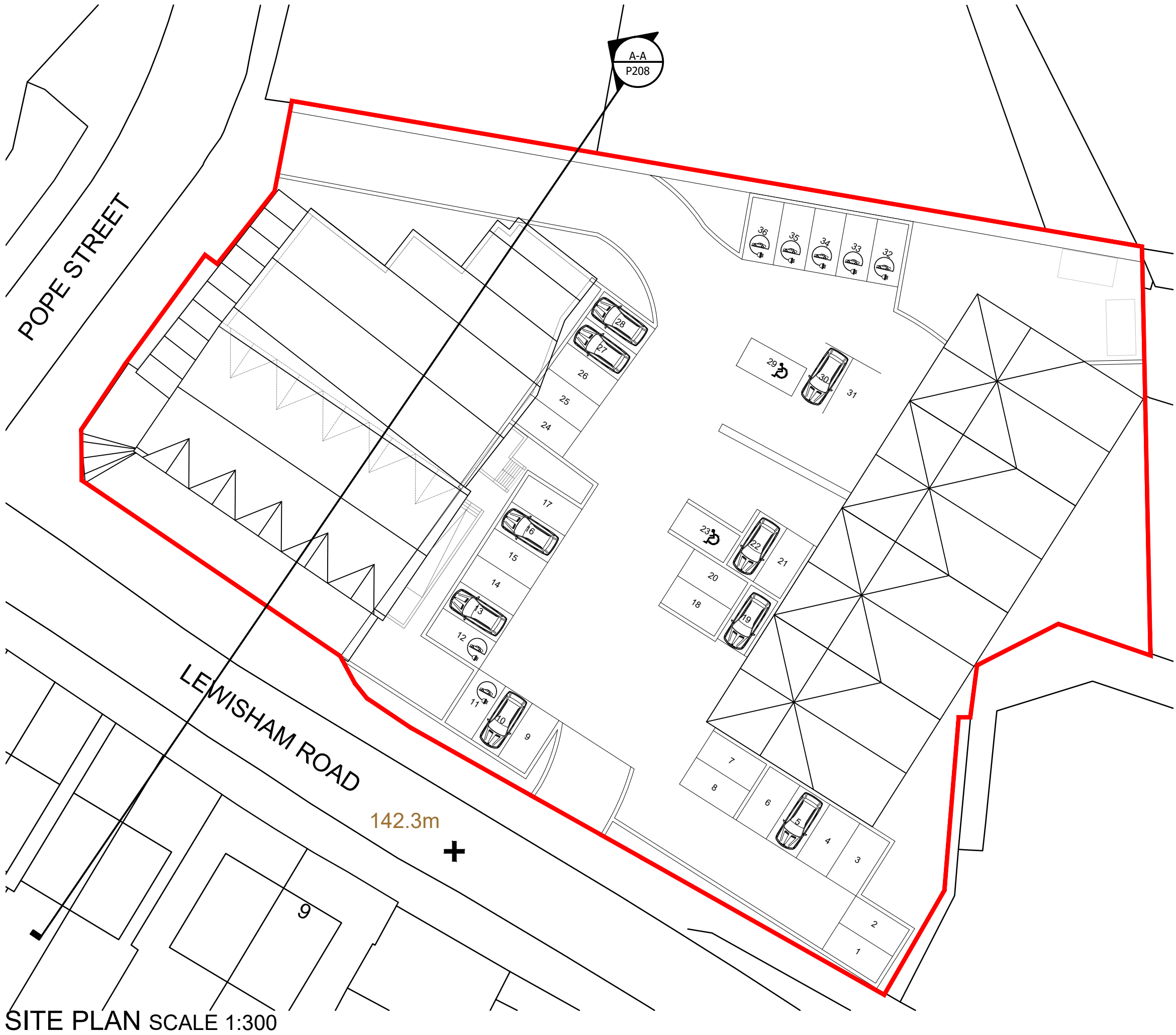


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Revisions

Date May. 2025

Drawn WB

Scale 1:300, 1:100
@ A1

Job title Proposed Single Storey Extension
& New Units

Drawing title Site Section & Section A-A

Drawing No. 23/111/P208

Preliminary ●

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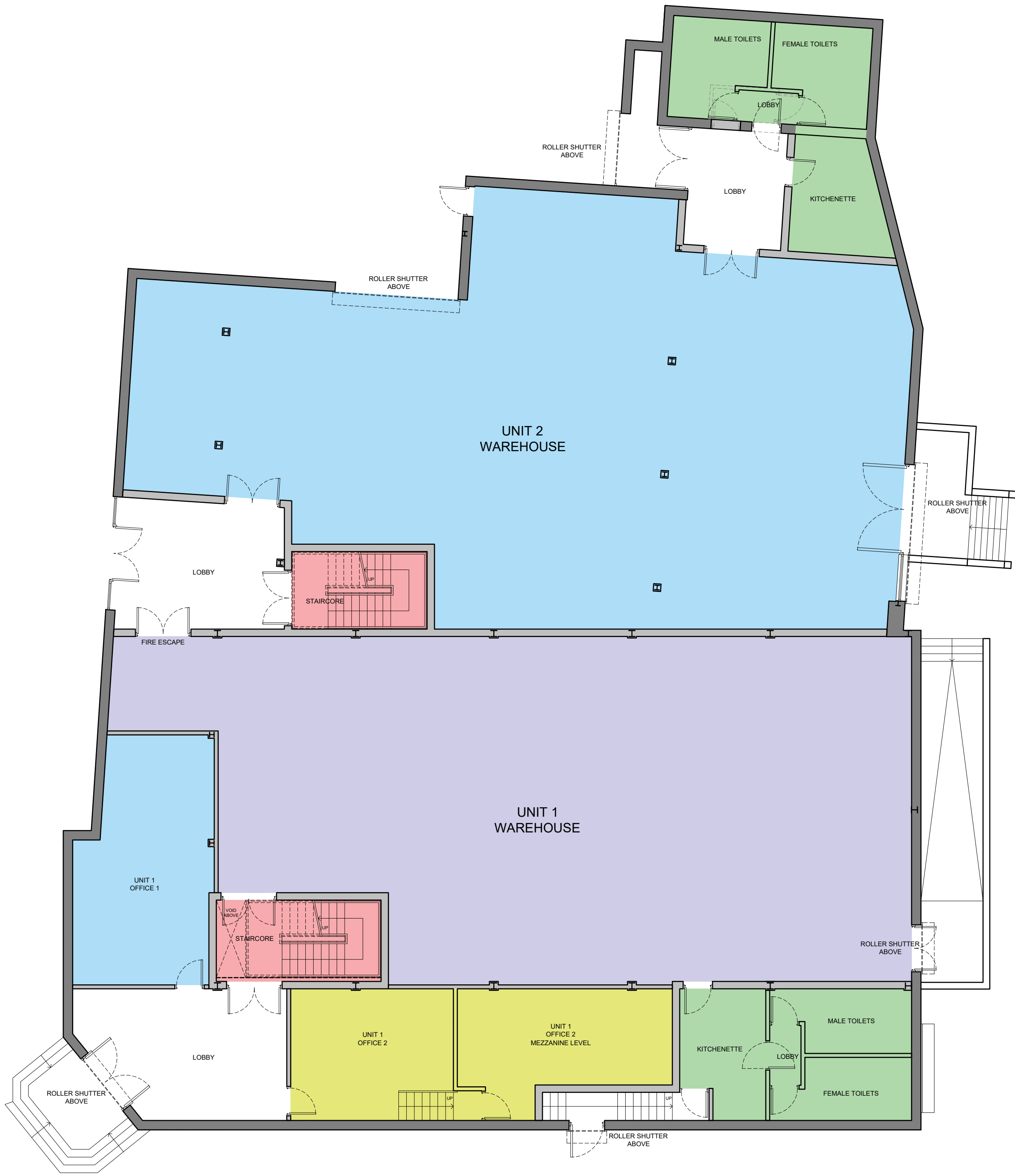
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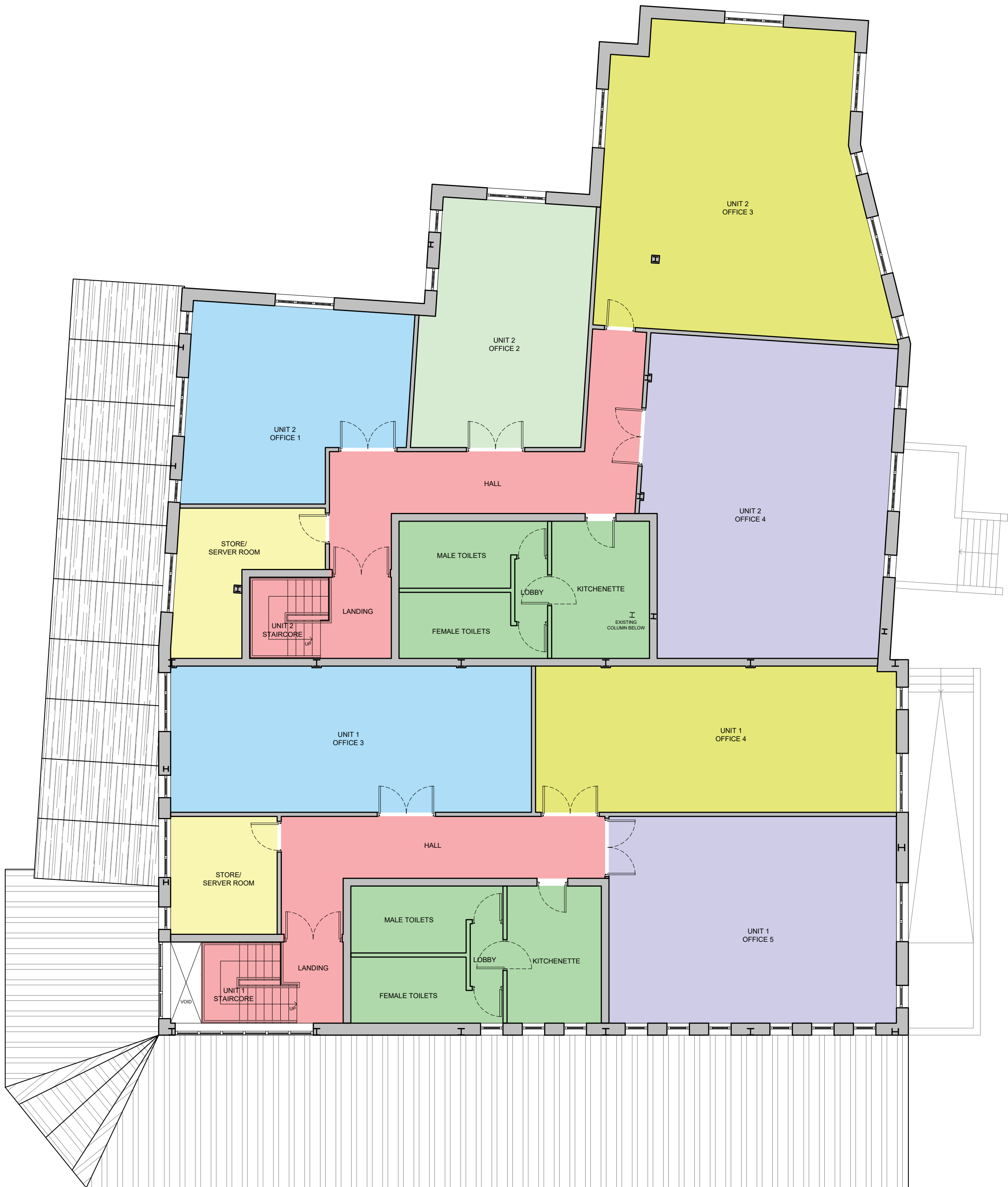
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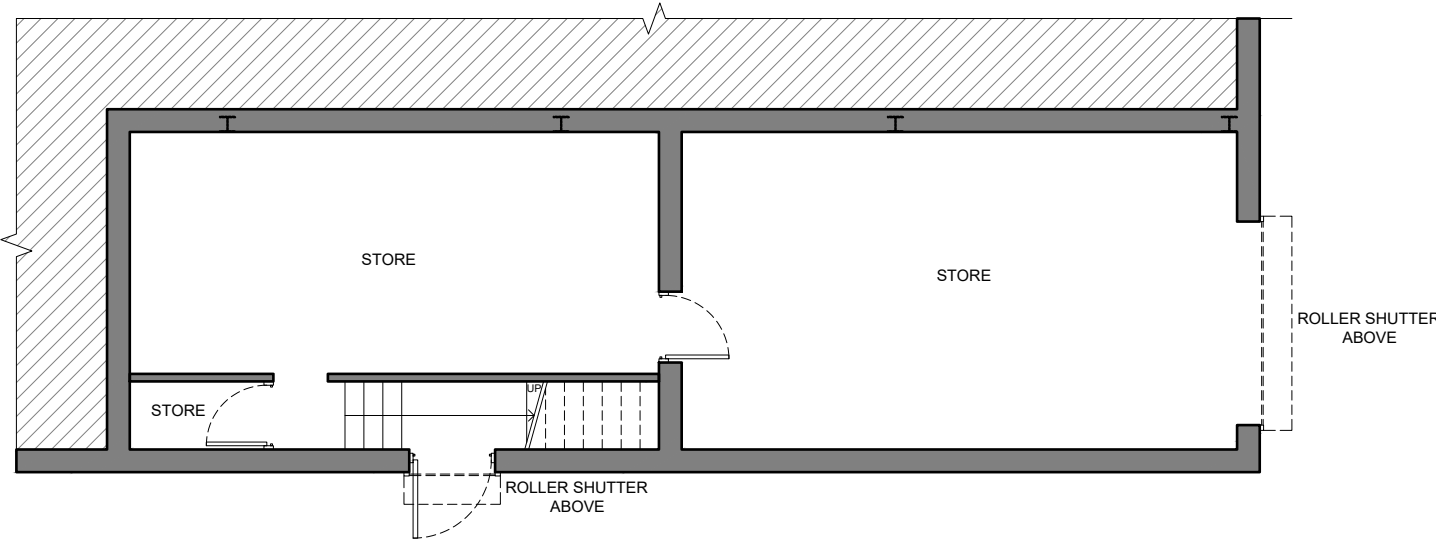
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PROPOSED GROUND FLOOR PLAN SCALE 1:100



PROPOSED FIRST FLOOR PLAN SCALE 1:100



PROPOSED BASEMENT FLOOR PLAN SCALE 1:100

Proposed schedule of accommodation:

Victoria Palace, Pope St, Smethwick B66 2JP

Site Area - 3,600 m²

G.I.A - 1,322.7 m²

Ground Floor

Unit 1 Warehouse - 240.2 m²
Unit 2 Warehouse - 261.6 m²
Unit 1 Office 1 - 49.2 m²
Unit 1 Office 2 - 49.1 m²

Unit 1 Circulation - 13.7 m²
Unit 2 Circulation - 10.7 m²
Total Circulation - 24.4 m²

Total Unit 1 Office Area Ground Floor Area - 78.6 m²
Total Unit 1 Internal Ground Floor Area - 404.6 m²
Total Unit 2 Internal Ground Floor Area - 351.9 m²
Total Gross Internal Ground Floor Area - 762.4 m²

First Floor

Unit 1 Office 3 - 49.2 m²
Unit 1 Office 4 - 49.1 m²
Unit 1 Office 5 - 55.4 m²

Unit 2 Office 1 - 36.6 m²
Unit 2 Office 2 - 37.3 m²
Unit 2 Office 3 - 74.6 m²
Unit 2 Office 4 - 70.4 m²

Unit 1 Circulation - 33.1 m²
Unit 2 Circulation - 38.3 m²
Total Circulation - 71.4 m²

Total Unit 1 Office Area First Floor Area - 165.3 m²
Total Unit 2 Office Area First Floor Area - 219.8 m²
Total Unit 1 Internal First Floor Area - 241.5 m²
Total Unit 2 Internal First Floor Area - 313.7 m²
Total Gross Internal First Floor Area - 560.3 m²

Total:
9 Offices
2 Warehouses

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Revisions

Date Jan. 2024

Drawn WB

Scale 1:100
@ A1

Job title Proposed Single Storey Extension
& New Units

Drawing title Proposed Floor Plans

Drawing No. 23/111/P202A

Preliminary ●

Construction ○

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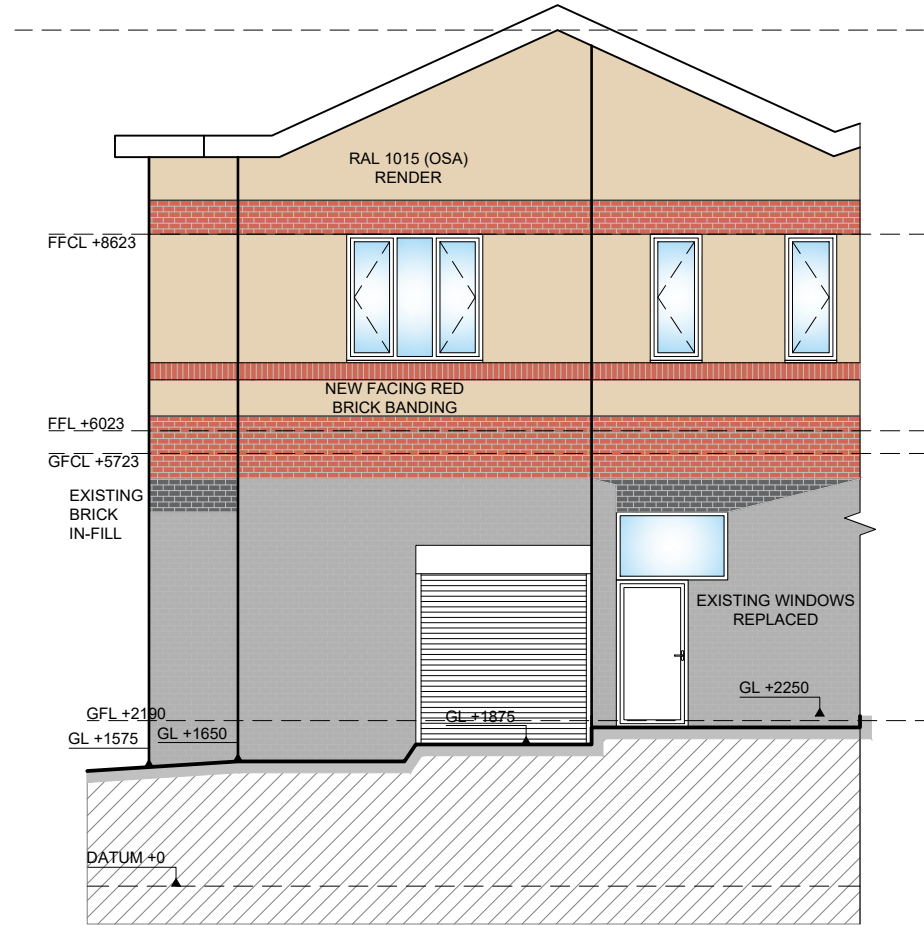


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Web : www.bharya.co.uk - e-mail : info@bharya.co.uk

BHARYA DBC LTD.

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B66 4AA

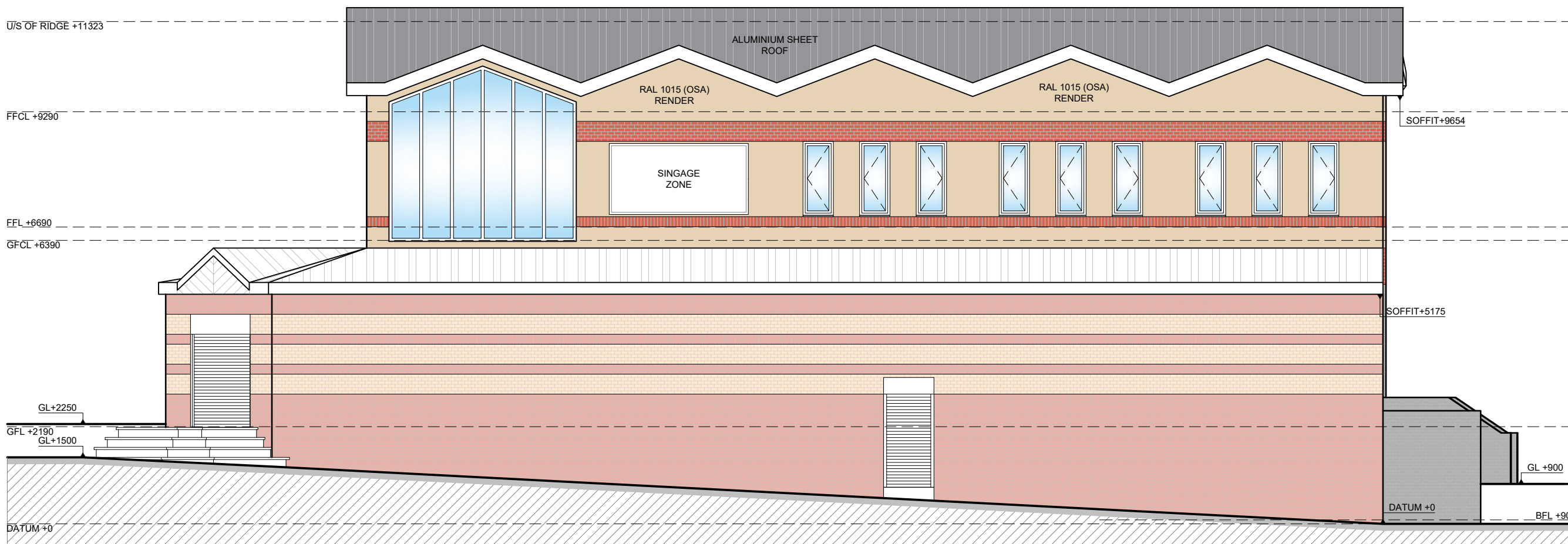
ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES.
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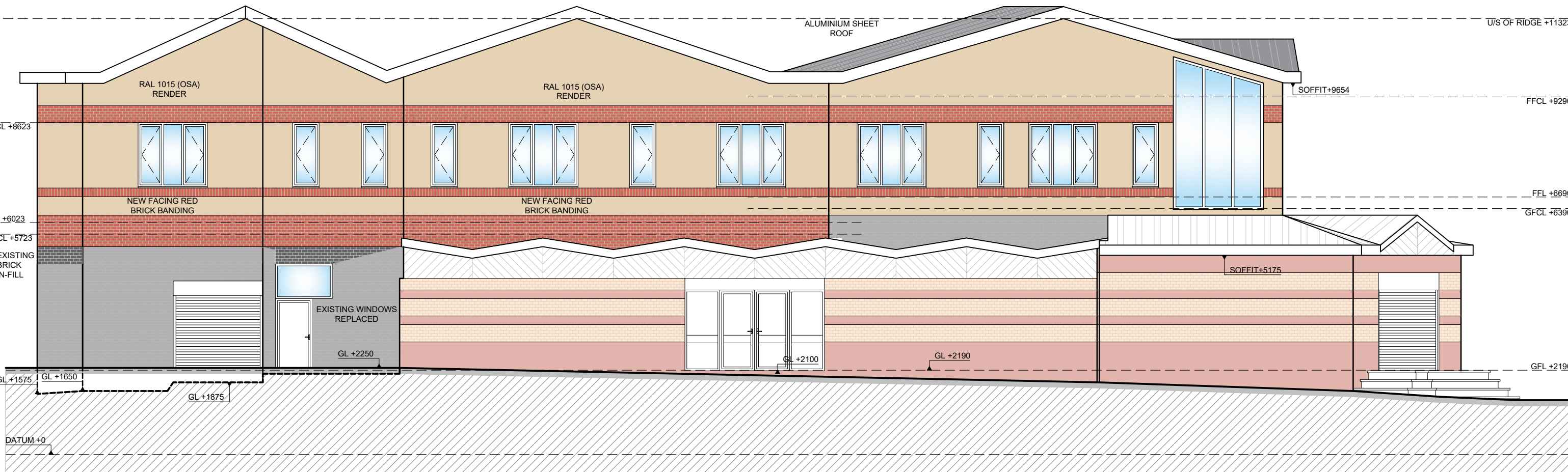
PROPOSED LEFT ELEVATION B SCALE 1:100

LEVELS AND DIMENSIONS SHOWN ARE APPROXIMATE FROM DATA COLLECTED FROM SITE VISITS AND ARE SUBJECT TO TOPOGRAPHICAL SURVEY

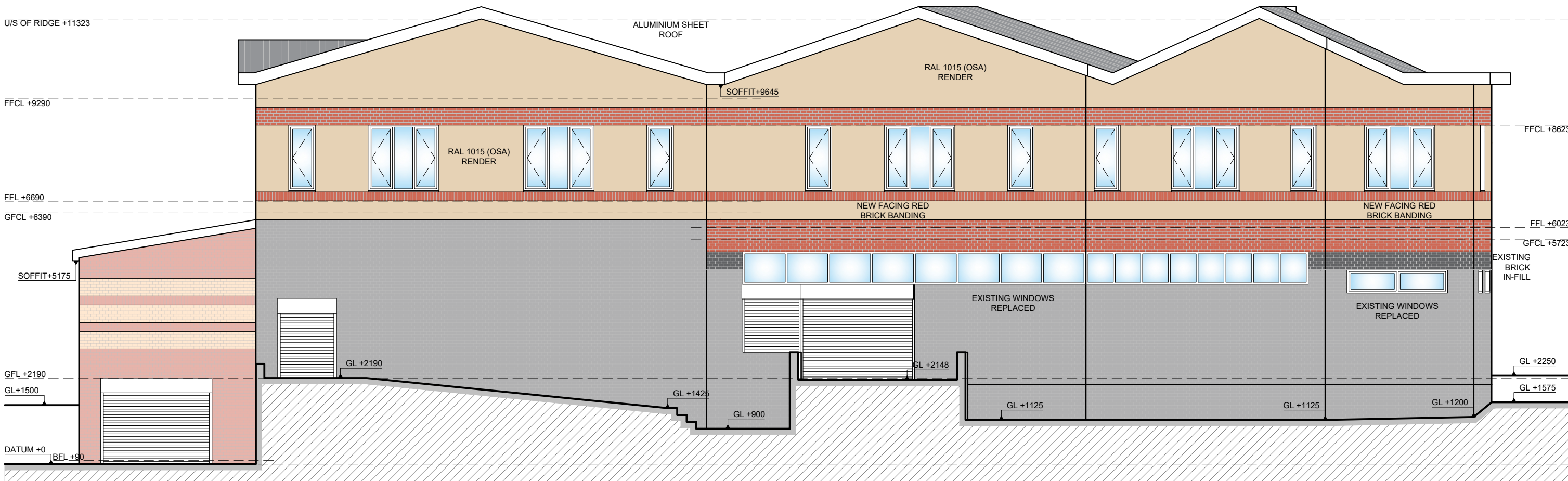
GAPS IN EXISTING BRICK WORK TO BE IN-FILLED W/ RECLAIMED BRICKS FROM SITE



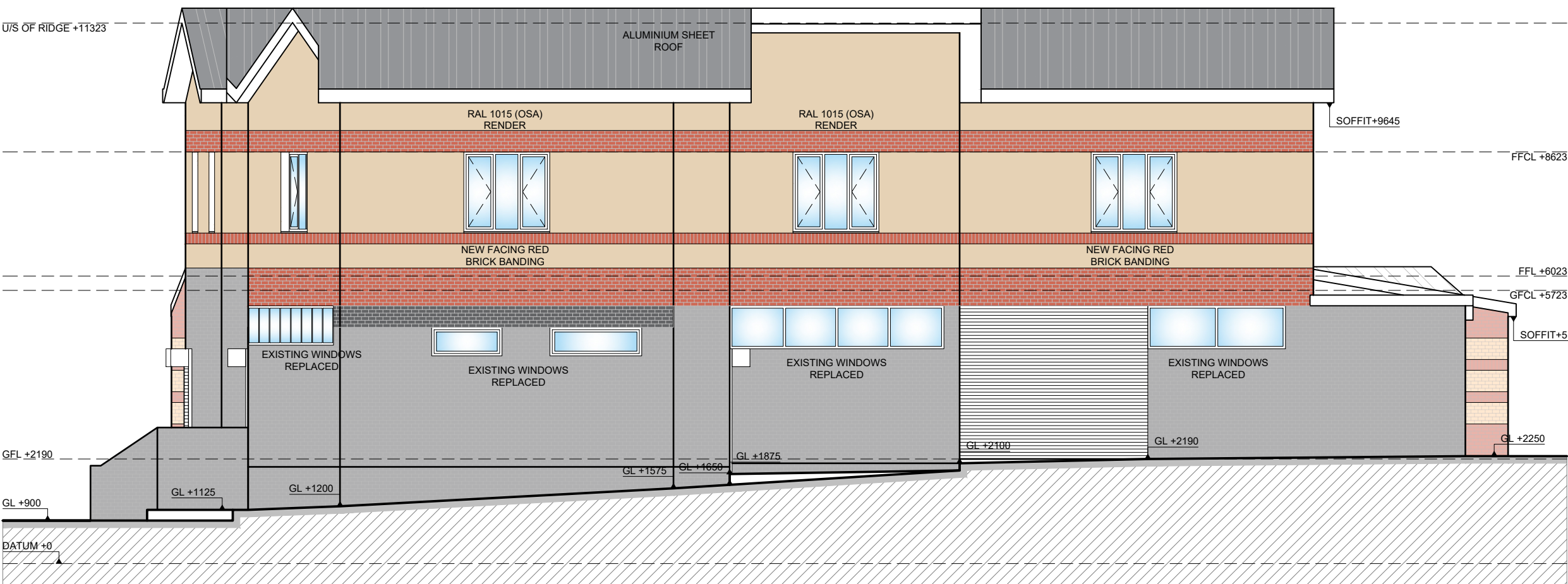
PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED LEFT ELEVATION A SCALE 1:100



PROPOSED RIGHT ELEVATION SCALE 1:100



PROPOSED REAR ELEVATION SCALE 1:100

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PLANNING / BUILDING REGS

Date Jan. 2024

Drawn WB

Scale 1:100 @ A1

Job title Proposed Single Storey Extension & New Units

Drawing title Proposed Elevations

Drawing No. 23/111/P204A

Preliminary ●

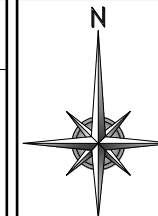
Construction ○

ALL DIMENSIONS TO BE CHECKED ON SITE

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CONSULTANCY LTD

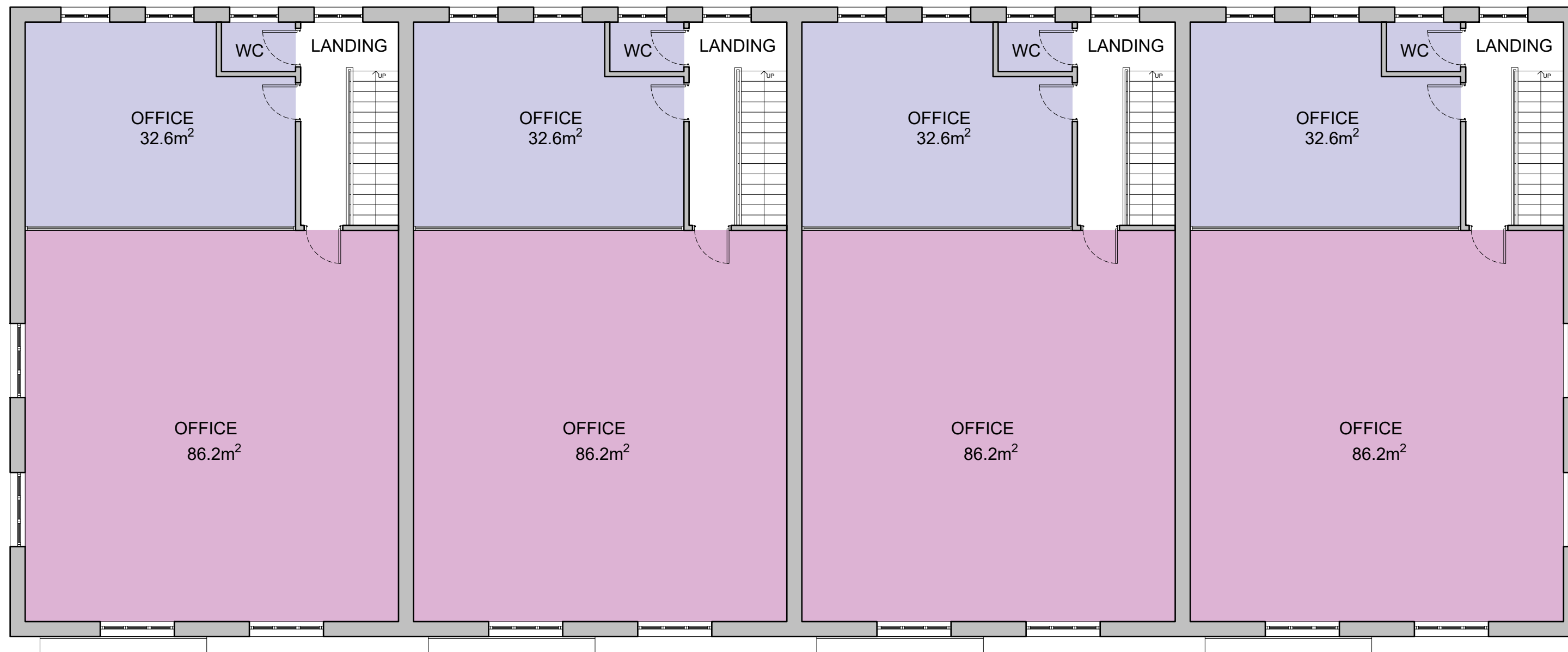
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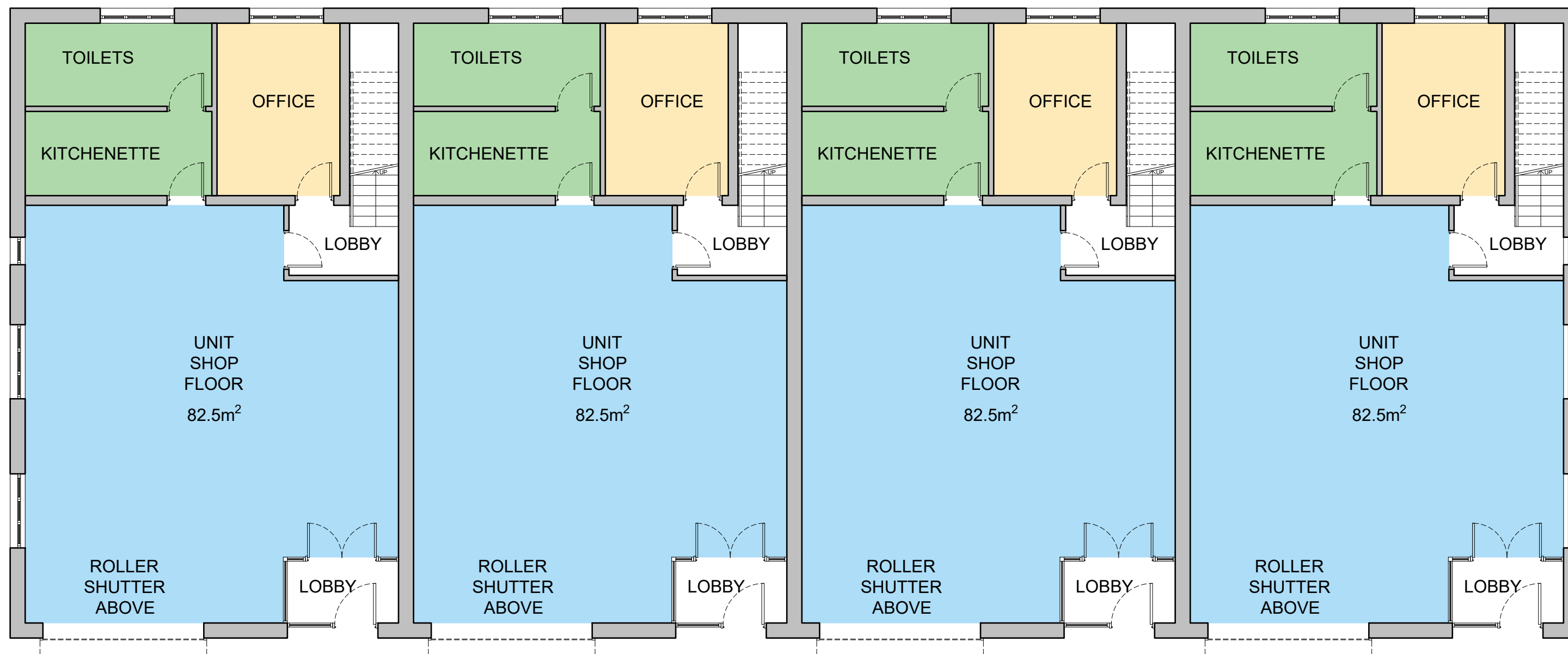


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G.F GIA 132.2m^2
F.F GIA 132.2m^2
TOTAL GIA 264.3m^2



PROPOSED FIRST FLOOR PLAN SCALE 1:100



PROPOSED GROUND FLOOR PLAN SCALE 1:100

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Revisions

ALL DIMENSIONS TO BE CHECKED ON SITE

Date Apr. 2024

Drawn WB

Scale 1:100
@ A2Job title Proposed Single Storey Extension
& New Units

Drawing title Proposed Unit Floor Plans

Drawing No. 23/111/P205A

Preliminary ●

Construction ○

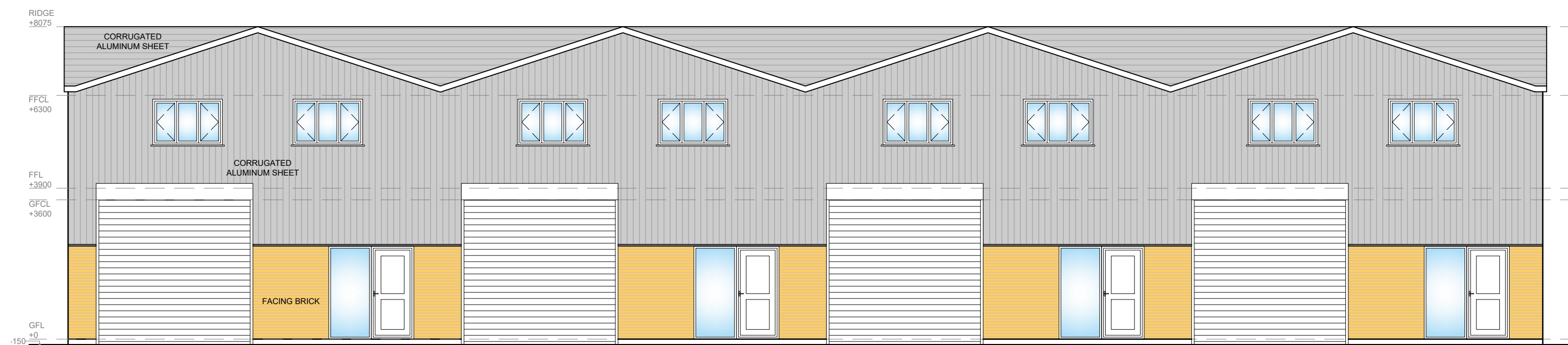


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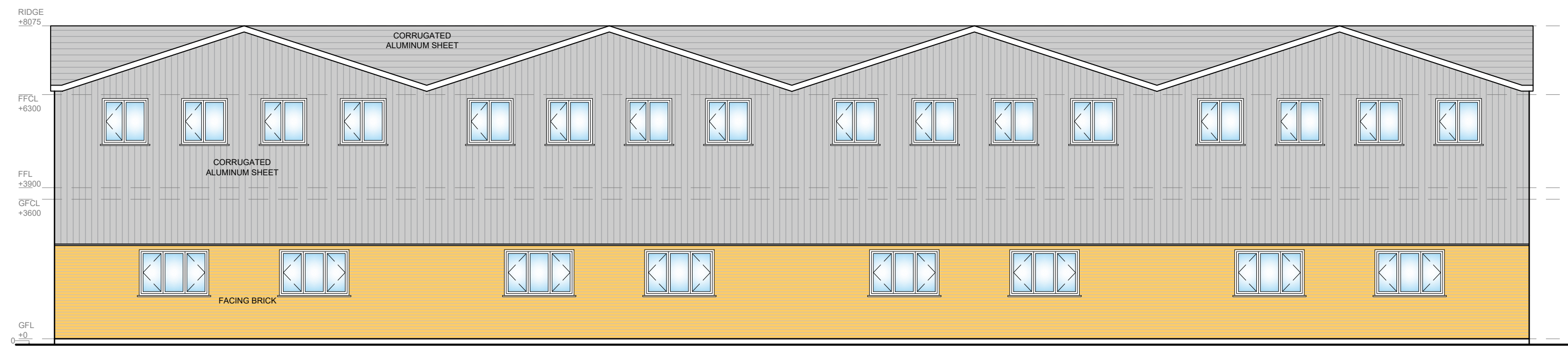
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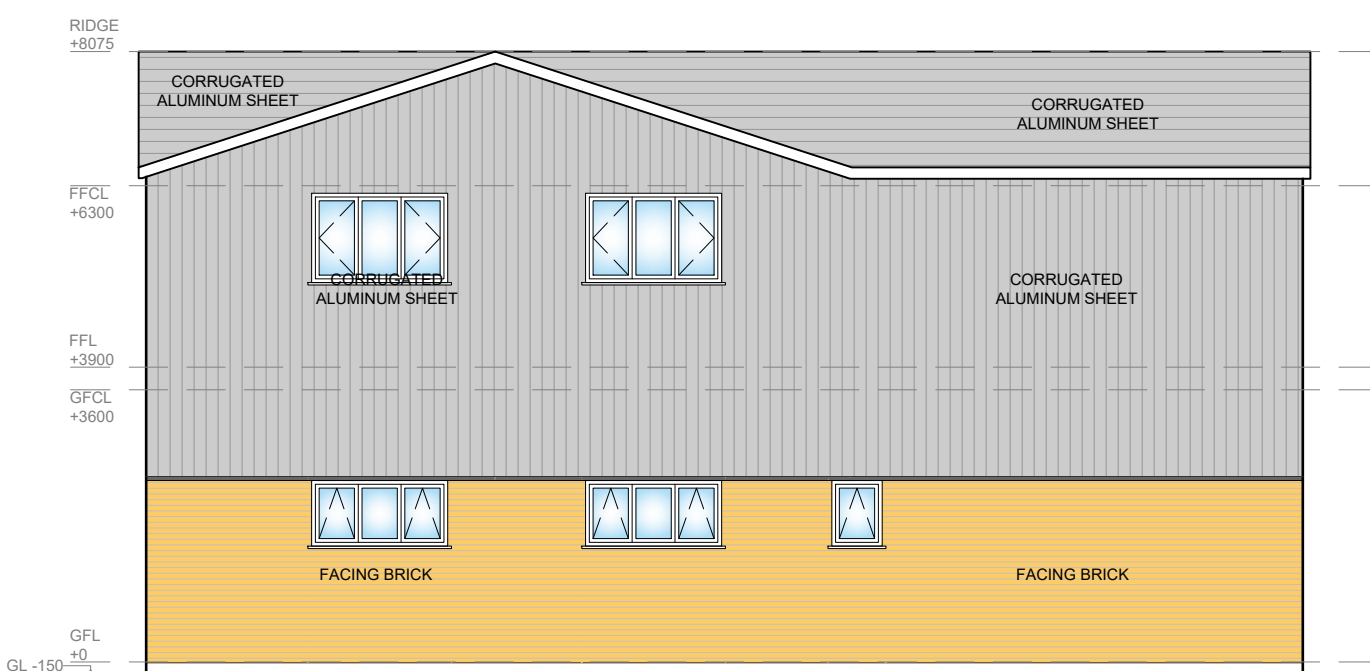
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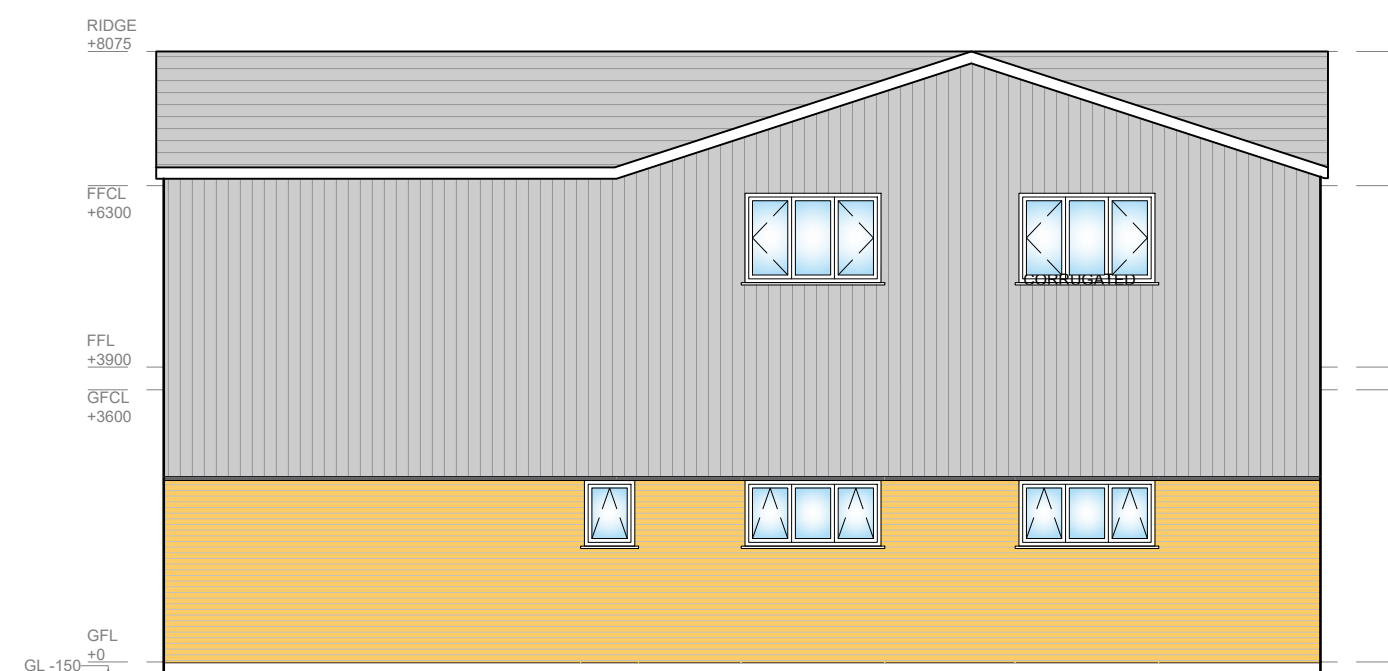
PROPOSED FRONT ELEVATION SCALE 1:100



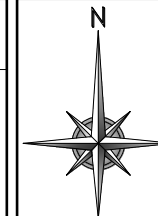
PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED RIGHT ELEVATION SCALE 1:100



PROPOSED LEFT ELEVATION SCALE 1:100

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Revisions

Date Apr. 2024

Drawn WB

Scale 1:100
@ A2Job title Construction
of new industrial units

Drawing title Proposed Units Elevations

ALL DIMENSIONS TO BE CHECKED ON SITE

Preliminary ●

Construction ○

Drawing No. 23/111/P207A



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consulting engineers

Highways | Traffic | Transportation | Water

T 01924 844080 mail@sandersonassociates.co.uk www.sandersonassociates.co.uk

Client

Bharya Design & Build Consultancy Ltd

Project Title

Victoria Palace, Pope Street, Smethwick

Drawing Title

Visibility Splays

Rev	Amendment	Drawn	Date	Checked

Scale	1:250	Drawn By	AA
Drawing Size	A2	Checked By	DJC
Date	May 2024	Approved By	DJC
	Drawing Number	Rev	
	160245-001		

List of conditions

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission.
- iii) Before the development is commenced (excluding site investigation, remediation or construction foundations) details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved schedule of materials.
- iv) Before the development is commenced a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols and be carried out by a competent person: (<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>). In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning

authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and shall be submitted to and approved in writing by the local planning authority. Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted to and approved in writing by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

v) Before the development is brought into use a comprehensive noise impact assessment shall be carried out by a suitably qualified noise consultant and shall be submitted to and approved in writing by the local planning authority, to ensure that the combined noise rating level of all activities within the development does not exceed the background noise level, when determined in accordance with BS4142: 2014+A1: 2019 and shall include full details of any required mitigation measures. The report shall consider the following:-

- The rating level of sound emitted from fixed plant and equipment at the use hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 07.00-23.00 (taken as a 60 minute LA90 at any sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at any sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 2014 + A1 (2019)
- Where access to the sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the sound sensitive property.
- Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority

The approved mitigation measures shall be carried out before the development is brought into use and thereafter retained as such.

- vi) Before the development is brought into use, a detailed air quality assessment shall be undertaken to determine the impact of additional vehicle movements on air quality together with any recommendations (where necessary) in the form of an air quality mitigation plan to include a management plan to protect employees from pollution. The assessment must take into account current air pollution levels as well as any potential cumulative impacts as a result of known development proposals in the vicinity of the proposed site. It should also consider any pollutant emissions generated by the development itself. These details shall be submitted in writing and approved by the local planning authority. The approved details shall be implemented before the development is brought into use.
- vii) Before the development is commenced details of drainage works for the disposal of foul sewage shall be submitted to and approved in writing by the local planning authority. The approved drainage works shall be implemented before the development is first occupied or brought into use and thereafter retained.
- viii) Before the development is commenced further details of drainage works for the management of surface water shall be submitted to and approved in writing by the local planning authority. The required details relate to drainage method; hydraulic calculations; exceedance; maintenance; construction environment management plan outlining how surface water will be managed throughout the construction phase; and finished floor levels -
<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-planners-and-developers.aspx>.
The approved drainage works shall be implemented before the development is first occupied or brought into use and thereafter retained.
- ix) The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and

manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.

- x) Before the development is brought into use a detailed hard and soft landscaping and planting scheme shall be submitted to and approved in writing by the local planning authority. The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied. Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.
- xi) Before the development is brought into use (excluding site investigation, remediation or construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.
- xii) Before the development is commenced, including any works of demolition or site preparation, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The statement shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours. The approved construction method statement shall be adhered to throughout the construction period for the development.
- xiii) Before development is commenced (excluding site investigation and remediation) an employment and skills plan detailing out job and apprenticeship opportunities which may arise during the

- construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority. The approved employment and skills plan shall thereafter be implemented.
- xiv) Before the development is commenced details of the finished floor levels of the proposed dwelling(s), including their relationship to the levels of the highway and existing development(s), shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 - xv) Before the development is brought into use details of secure cycle parking within the development shall be submitted to and approved in writing by the local planning authority. The approved secure cycle parking shall be implemented before the development is first occupied or brought into use and thereafter retained.
 - xvi) Before the development is brought into use details of waste storage to serve the development shall be submitted to and approved in writing by the local planning authority. The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
 - xvii) No demolition, development or preliminary ground investigations of any kind shall commence until the applicant has submitted a desktop-based assessment which examines the potential for underlying archaeological features within the site area. The recommendations of the assessment shall be approved in writing by the local planning authority before development is commenced. The development shall commence in accordance with the recommendations of the approved assessment.
 - xviii) Before the development is occupied or brought into use an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The approved lighting scheme shall be implemented before the development is first occupied or brought into use and shall be thereafter retained.

- xix) Before the development is brought into use a scheme showing details of the height, type and position of all site and plot boundary walls or fences to be erected on the site shall be submitted in writing to and approved by the local planning authority. The approved boundary walls or fences shall be erected before the development is first occupied or brought into use.
- xx) Before the development is commenced a certificate of purchase of statutory biodiversity credits shall be submitted in writing and approved by the local planning authority.