

PLANNING CONTROL**Document Title: Conservation Area 24.
St Augustine Edgbaston**

Date of Designation: 18 February 1988

Date of Press Notice: 31 March 1988

Contents: 18 February 1988 Planning Committee report and map.



*“Securing a **Better** environment for all the people of **Birmingham**”*

18th February, 1988

Town and Country Planning Act, 1971
Designation of St. Augustines Conservation Area, Edgbaston

BACKGROUND PAPERS

1. Report to Conservation Areas Advisory Committee on 10th November, 1987.
2. Report and Minutes of Planning Committee 19th November, 1987.
3. Report to Edgbaston Area Sub-Committee 23rd November, 1987.

PURPOSE OF REPORT

To inform your Committee of the results of the recent public participation exercise related to the proposed St. Augustines, Edgbaston Conservation Area and to recommend that your Committee designate the Conservation Area centred upon St. Augustines Church as delineated on the attached plan.

BACKGROUND

On the 19th November, 1987 your Committee agreed in principle that a Conservation Area be designated centred upon St. Augustines Church, Edgbaston, subject to a public participation exercise.

The Conservation Areas Advisory Committee welcomed the proposal at their meeting on 10th November, 1987.

The proposal was also considered by the Edgbaston Sub-Committee who agreed in principle to the designation of a Conservation Area but resolved that the area owned by the Norfolk Hotel should be excluded as it is a modern building and that Conservation Area designation would thwart any future expansion and development of the hotel.

PUBLIC PARTICIPATION

1. As part of the public participation exercise an exhibition took place at St. Augustines Church, Lyttleton Road on Wednesday 20th, Thursday 21st and Friday 22nd January from 10 a.m. to 8 p.m. and on Saturday 23rd January from 10 a.m.-4 p.m.
2. Leaflets were delivered to all households within the proposed Conservation Area boundary. The event was also advertised in the local press and the St. Augustines Church Magazine. All Ward Councillors, M.P's and Residents' Associations were invited to the exhibition.
3. A questionnaire was available at the exhibition for residents to make comments concerning the proposed Conservation Area boundary

The public response was as follows:

- i) A total of 180 people attended the exhibition and to date 103 questionnaires have been returned and analysed.
- ii) Of the 78 respondents living within the proposed Conservation Area, 76 were in favour of designating a Conservation Area centred upon St. Augustines Church. Two respondents indicated that they did not wish to see a Conservation Area in the location.
- iii) Of the 25 respondents not living within the proposed Conservation Area all were in favour of the proposal. The majority of these responses also suggested the inclusion of additional roads within the Conservation Area. These additions primarily concerned 18-34 Melville Road and 2-16 Manor Road and certain other roads and areas not directly relating to the area in question.

OBSERVATIONS

1. The results of the public participation exercise clearly show an overwhelming majority of the residents are in favour of designating a Conservation Area centred upon St. Augustines Church, Edgbaston.
2. On the 24th September, 1987 your Planning Committee considered an application by the Norfolk Hotel which involved the demolition of two pairs of fine semi-detached late 19th century houses at 1-7 St. Augustines Road, in order to build a new two-storey nursing home. The application was refused and the Norfolk Hotel have appealed against this decision. I therefore feel it is important to retain the Norfolk Hotel and the properties in St. Augustines Road within the Conservation Area so that these important buildings can be retained.
3. Given the comments of local residents the only extensions to the area that I would be happy to recommend are 30-34 Melville Road, as these properties form a coherent group with the houses in Melville Road which are included in the Conservation Area, these properties also add to the ambience of the vista towards St. Augustines Church, and No. 1 Rotton Park Road which forms a group with Nos. 3 and 5.

The houses in Manor Road face opposite two blocks of high storey modern flats and do not enhance the character of the central area to any significant extent, I therefore recommend that these properties remain outside the area.

PROPOSAL

Following the favourable response made by local residents I recommend that your Committee designates a Conservation Area centred upon St. Augustines Church as shown on the attached plan.

RECOMMENDATION

1. That your Committee designate under Section 277 of the Town and Country Planning Act, 1971, as amended, St. Augustines Conservation Area as delineated on the attached plan.
2. That the residents within the area be informed of the designation.

David Fram

KH/MR/R16

ACTING DIRECTOR OF DEVELOPMENT

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ST AUGUSTINES, EDGBASTON
CONSERVATION AREA PROPOSED BOUNDARY

