

DECISION DOCUMENT

APPLICATION NUMBER: 2025/05157/PA

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
(AMENDMENT) ORDER 2016**

BIRMINGHAM CITY COUNCIL HEREBY DETERMINE THAT PRIOR APPROVAL IS REQUIRED FOR THE FOLLOWING DEVELOPMENT:

Application to determine if prior approval is required for a proposed change of use from Commercial, Business & Service (Use Class E) to 1 no. 7 bed. dwellinghouse (Use Class C3)

at

The Calthorpe Clinic, 4 Arthur Road, Birmingham, B15 2UL

BIRMINGHAM CITY COUNCIL HEREBY GIVE APPROVAL TO THE DEVELOPMENT PROPOSED ABOVE, IN ACCORDANCE WITH THE SUBMITTED DETAILS SUBJECT TO THE FOLLOWING:

Conditions the affect this development or use

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- | | |
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| 1 | Implement within 3 years (Full)
The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework. |
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| 2 | Requires the scheme to be in accordance with the listed approved plans
The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers

Site and location plan: 2025/086-001
Proposed floor plans: 2025-086-004

Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework. |

The development may now be liable for CIL, (following its adoption on 4th January 2016). The submitted application forms specify that the floor area of the development would be 723sqm GIA (New: 723sqm, Retained: 0sqm and Demolished: 0sqm.) This would equate to a payment of £71,977.18.

Simon Delahunty-Forrest

Simon Delahunty-Forrest
Assistant Director Development
Place, Prosperity & Sustainability

Maria Dunn

Maria Dunn
Acting Assistant Director Planning
Place, Prosperity & Sustainability

P.O. BOX 28, Birmingham B1 1TU

Please note
This is not a building regulation approval

INFORMATIVE NOTE(S) (if any)

It is noted that although this application is just for change of use and does not involve groundbreaking there is a contamination risk associated with the previous use of the site as a medical clinic. If any future external or groundbreaking works or if contamination is found on site remediation works will be necessary and the Council should be notified.

In arriving at this decision, Birmingham City Council has endeavoured to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

Water supplies for fire fighting should be in accordance with the "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK

Please ensure that you visit the following link before commencing any development:
<http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-document/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the West Midlands Fire Service Water Office at
water.officer@wmfs.net

If you want to appeal this decision and to use the inquiry procedure, you now need to tell us, and the Planning Inspectorate, at least 10 working days in advance of appeal submission by emailing inquiryappeals@planninginspectorate.gov.uk and planning.appeals@birmingham.gov.uk of your intention. More information on this and a template to attach to your email can be found at <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>. Information and links to making any appeal can be found at <https://www.gov.uk/appeal-planning-decision>.