

Report to Planning Committee

24 July 2024

Application reference	DC/24/68966
Application address	57 to 59 Dartmouth Street and land adjacent 1a Duke Street, West Bromwich B70 8BY
Application description	Demolition of existing building and construction of new mosque and community centre with associated parking and boundary treatment.
Application received	2 January 2024
Ward	West Bromwich Central
Contact officer	Carl Mercer carl_mercer@sandwell.gov.uk

1 Recommendations

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

- i) External materials;
- ii) Contamination;
- iii) Boundary treatments;
- iv) Landscaping;
- v) Drainage (surface and foul);
- vi) Energy statement;
- vii) Lighting scheme;
- viii) Full details of any fixed plant;




- ix) Air quality assessment;
- x) Employment and skills plan;
- xi) Construction environmental management plan (CEMP);
- xii) Restriction on construction and associated delivery hours;
- xiii) Cycle storage;
- xiv) Waste storage;
- xv) Discontinuation of use of existing mosque premises;
- xvi) Obscured glazing to northwest elevation;
- xvii) No additional windows to the northwest elevation;
- xviii) Provision and retention of car parking; and
- xix) No amplification of sound outside of the application premises.

2 Reasons for Recommendations

- 2.1 The approval of the application would correspond with the planning history of the site and provide a community facility of good design, at no significant detriment to the amenity of the surrounding area, subject to appropriately worded conditions.

3 How does this deliver objectives of the Corporate Plan?

	Strong resilient communities
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4 Context

- 4.1 To assist members with site context, a link to Google Maps is provided below:

[57 to 59 Dartmouth Street](#) and [land adjacent 1a Duke Street](#)

5 Key Considerations

- 5.1 The site is not allocated 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);
- Planning history (including appeal decisions);
- 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 and general disturbance;
- Planning balance.

6. The Application Site

6.1 The application relates to two separate sites. The primary site on Dartmouth Street would be the location of the new building, whilst the secondary site on Duke Street would be the car park.

6.2 The primary site is on Dartmouth Street, bound by Duke Street to its northeast boundary and Brook Street to its southwest. The car park site is on the northeast side of Duke Street, across the road from the primary site.

6.3 Both sites sit adjacent to two storey residential accommodation and the character of the immediate area is predominantly residential. The surrounding streets are narrow and a residents' parking scheme is in



operation on Brook Street. Duke Street is also narrow with limited on-street parking with cars frequently parked on the footpath.

- 6.4 The applicants' agent has signed the requisite certificate which declares that the applicant is landowner of both application sites.

7. Planning History

- 7.1 The larger site of the two application sites has previously been subject of planning approvals for community and religious use. The first of these, to change the use of the former public house to community use, was granted in 2002. However, issues have previously been raised regarding the impact of such uses on the amenity of the surrounding area, particularly regarding parking. This is evident in the conditions which were imposed on the 2002 consent:

3. The premises shall not be used for religious instruction nor for public worship. 4. The hours of use of the premises shall be between 7am and 11pm. 5. Before the use is commenced details of space to be provided within the curtilage of the site for the parking of vehicles in connection with the use shall be submitted to and approved by the local planning authority. 6. The use shall not commence until the approved space for the parking of vehicles has been provided. 7. When provided the approved space for the parking of vehicles shall be retained as such.

- 7.2 Additionally, the 2011 consent for a new Islamic centre issued with the following conditions:

3. The building approved in pursuance of this planning permission shall not be brought into use unless and until an Order under s102 of the Act discontinuing the use of 67 Dartmouth Street, West Bromwich as an Islamic Centre has been approved. 10. The prayer halls shall only be used for worship and prayer in accordance with Islamic prayer times. No other use shall take place within the application site other than between the hours of 08.00 and 20.00.



7.3 Again, the development was only considered to be acceptable subject to conditions which restricted activity. However, the applicant chose to appeal condition 3 which required the existing facility to cease use before the new building was brought into use by way of a 'discontinuance order' under s102 of the TCPA. Such an order was sealed at that time, but the council withdrew the order on the advice of legal services as it became apparent that pursuing discontinuance via s102 would have entitled the applicant to 'considerable' compensation. Notwithstanding the outcome of this legal advice, it would not prevent Planning Committee from imposing a more appropriately worded condition to the desired effect.

7.4 It should be noted that the proposal before committee is a larger facility than that proposed in 2011, as the previous proposal did not include the residential plot of 59 Dartmouth Street and seeks to consolidate mosque and community centre use at the proposed site.

7.5 Relevant planning applications are as follows:

DC/11/52973	Islamic centre and associated parking.	Approved with conditions - 13.05.2011
DC/02/39829	Change of use from public house to community use	Approved with conditions - 21.11.2002

8. Application Details

8.1 The applicant proposes to demolish the existing building and construct a new mosque and community centre with an associated car park across the road accessed from Duke Street. Parking would also be available to the rear of the building. Car parking across the two sites would provide a total of 16 spaces including one disabled bay. Pedestrian access would be gained from Duke Street and Brook Street.



8.2 The applicant operates an existing mosque from a premises on the opposite corner of Dartmouth Street.

Fig 1 – Proposed site layout with existing centre edged in blue



8.3 The building would be a two-storey structure of traditional Islamic architectural design incorporating two towers with domes to each site corner fronting Dartmouth Street and a larger dome set back atop of the building (refer to Fig 2). A majority of the external materials would be red brick and render (refer to Fig 3). The building would have three frontages, the Dartmouth Street frontage spanning 23.1 metres, 24.1 metres along Duke Street and 11.4 metres along Brook Street. The average height of the building to the highest point of the flat roof would be 6.7 metres; however, the two towers would be 10.2 metres and the larger dome would be 11.7 metres.



Fig 2 - Dartmouth Street elevation

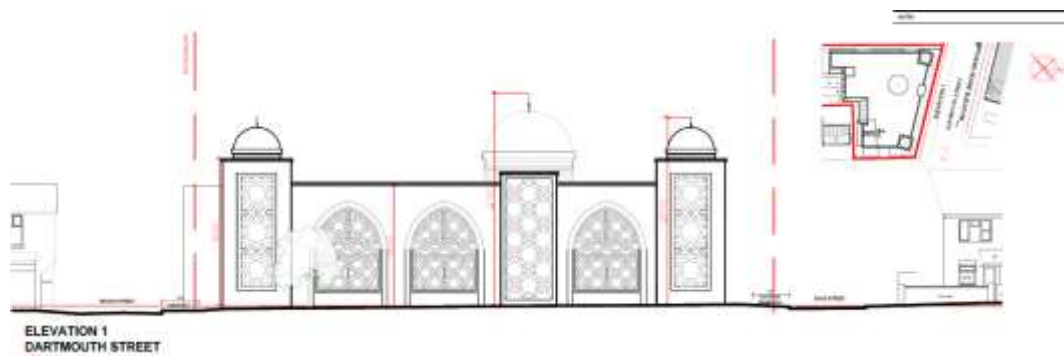


Fig 3 – External materials



- 8.4 The building would consist of three floors: a basement level, ground floor and first floor. The basement would accommodate a community hall with a capacity of 233 people and a kitchen; the ground floor would house a main prayer hall with 370 prayer mats annotated and associated ancillary rooms; and the first floor would hold the ladies' prayer space with 123 prayer mats annotated, classrooms, meeting rooms and office space.
- 8.5 Amended plans have been received which address some of the design concerns raised by the council.



9. Publicity

9.1 The application has been publicised by 132 neighbour notification letters and by site and press notice. Ten objections and a petition against the development carrying 38 signatures have been received.

9.2 Objections have been received on the following grounds:

- i) Parking and highway safety;
- ii) Massing of the building;
- iii) Out of character;
- iv) Noise and general disturbance;
- v) Pollution and litter;
- vi) Location of morgue; and
- vii) Lack of proposed habitat creation for wildlife.

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

10. Consultee responses

10.1 Planning Policy

No objection. Whilst concerns are raised regarding the amenity of residents, the proposal is considered acceptable in principle as the site occupies a visible corner plot on the periphery of West Bromwich town centre. It therefore broadly accords with development plan policy of locating new religious facilities on prominent sites on the fringes of commercial areas.

10.2 Highways

Highways acknowledge that a mosque facility was previously granted planning permission previously under application DC/11/52973 which has now expired. The proposals are similar in scale and massing to the



previous approval and as such highways do not object to the proposed. Highways do have concerns about the continued use of the existing building but recognise that a condition can be imposed to cease the use of this facility.

- 10.3 Following initial concerns, an updated Transport Statement (TS) has been submitted with this application stating that the number of people attending the existing site has increased to 425, which is closer to the maximum capacity of the proposed site (456). The applicant states that the current building is no longer fit for purpose and the proposed would provide improved facilities for the existing congregation. The TS also confirms that 11% of people arrive by car and 23% arrive by car share (Highways are working on the assumption that two people would arrive together).
- 10.4 The parking survey undertaken by the applicant confirms the parking observed during the peak Friday prayer time increases by 113 vehicles. Some of this parking is associated to another nearby mosque. The TS submitted states that the parking survey appears to show capacity on-street even after discounting existing parking. Highways disagree with the capacity quoted as the applicant has included both sides of the carriageway. For example, Duke Street has been assessed to have a total capacity of 22 off-street parking spaces. This calculation is based on the length of both sides of the carriageway minus the existing parking restrictions and drop kerbs that should prevent vehicles being parked in this location. The remaining length is divided by 6m to complete the calculation. The existing carriageway at its widest point is approximately 4.4m in width. Therefore, parking cannot be accommodated on both sides of the carriageway whilst maintaining two-way vehicle movement. Many of the other streets included in the survey are similar in terms of available carriageway width. Highways recommend that on-street parking should only be considered on one side of the carriageway where roads are similar to this, resulting in lower available on-street parking spaces than the applicant has confirmed in the TS.



10.5 Notwithstanding this disagreement over the figures in the parking survey, Highways are willing to accept that the development is effectively a replacement facility to the existing facility. However, it is vital that the use of the existing building ceases due to the detrimental impact on parking and local amenity which would occur due to the total parking accumulation which could be generated should the existing building be retained for the use of the applicant. Without a condition to this effect, Highways would object to the proposal.

10.6 Urban Design

No overall objection. Amendments were requested regarding matters such as the external appearance of the building, boundary treatment and cycle storage. Many of these points have been addressed in the amended plans and outstanding matters can be conditioned.

10.7 Pollution Control (Contaminated Land)

No objection subject to a condition requiring a further desktop assessment, remediation if required and a post remediation report.

10.8 Pollution Control (Noise)

No objection subject to conditions relating to submission of details of any external plant, no amplified external sound, restriction on construction/delivery hours and submission of a construction environmental management plan (CEMP).

10.9 Pollution Control (Air)

The officer states that the development has the potential to cause air quality issues during earthwork and construction phases and from vehicle exhaust fumes once operational. Whilst not objecting to the proposal, further information is required by condition in the form of an air quality assessment. The officer also refers to electric vehicle charging and low NOx boilers, which are a requirement of the building regulations;



however, dust mitigation can be ensured by condition and submission of a CEMP.

10.10 **Staffordshire County Council (lead local flood authority)**

No objection subject to a condition requiring further technical detail regarding surface water drainage.

10.11 **Severn Trent Water**

No objection subject to conditions regarding foul drainage.

10.12 **West Midlands Police**

No objection. General observations regarding external lighting and cycle security would be relevant to this proposal and can be ensured by condition.

10.13 **Sandwell Legal Services**

The council's legal department has confirmed that a 'Grampian' condition can be used to require the existing mosque site ceases use prior to occupation of the application facility: *'The development hereby permitted shall not be used for a period in excess of 3 months from completion of its first use as a Mosque unless the Mosque known as (?) has first been demolished and all rubble and other matter arising from said demolition has been lawfully removed from the site and lawfully disposed of.'*

10.14 However, I find that demolition of the existing mosque would be somewhat unreasonable and potentially harmful to the appearance of the existing built environment as no other development is proposed to replace it. A condition simply requiring the use of the existing Mosque to cease upon occupation of the proposed would be more proportionate. This would allow the council to take enforcement action if the use of the



existing mosque continues in the event the new facility becomes operational.

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. As the development raises no significant design concerns, the proposal accords with the NPPF in respect of design.

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. Whilst concerns are raised, the impact of the development on the road network would not be severe, subject to the imposition of appropriately worded conditions.

12. Development Plan Policy

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

Black Country Core Strategy (BCCS)

CSP4 - Place Making

DEL1 – Infrastructure Provision

EMP5 - Improving Access to the Labour Market

TRAN2 - Managing Transport Impacts of New Development

TRAN4 - Creating Coherent Networks for Cycling and for Walking

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island



Site Allocations and Delivery Development Plan Document (SADD)

SAD EMP2 - Training and Recruitment

SAD EOS 9 – Urban Design Principles

SAD DM 6 - Community Facilities including Places of Worship and/
or Religious Instruction

- 12.2 CSP4, ENV3 and SAD EOS9 refer to well-designed schemes that provide good quality environments. The proposed layout, appearance and design is acceptable and will be considered further under Material Considerations.
- 12.3 On-site infrastructure, such as cycle storage, would be provided and ensured by conditions. There is no requirement for the applicant to provide additional off-site infrastructure.
- 12.4 A condition is required to ensure that apprenticeship and employment opportunities which may arise during the construction and operational stages of the development is encompassed in an employment and skills plan, in accordance with policies EMP5 and SAD EMP2.
- 12.5 In regard to policy TRAN2, I refer to the comments of the council's highways department in that, whilst concerns are raised, no objection is upheld providing the existing mosque facility ceases to be operational once the new facility is occupied.
- 12.6 Cycle storage can be ensured by condition and is compliant with policy TRAN4.
- 12.7 In respect of policy ENV5, sustainable surface water drainage solutions can be ensured by a drainage condition if achievable for the development.



12.8 An energy statement will be required by condition in accordance with policy ENV7.

12.9 Regarding policy SAD DM 6, whilst the site is not with a centre as encourage by the policy, it is within proximity of West Bromwich town centre and raises no concerns due to it being on the fringe of a commercial area. Impacts on residential amenity can broadly be managed by condition.

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 Planning history

The planning history of the site is relevant as the principle for a place of worship on part of the site was previously found to be acceptable by the council. Similarly, a proportion of the massing of the development to the Duke Street corner and along this road was also established by a previous planning consent.

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

Due to the massing of the development wrapping the corner, much of the impact on light, outlook and privacy would be to the two dwellings to the rear of the site. I note that residents of the adjacent property on Brook Street would clearly acknowledge a notable change in outlook as the massing of the development would be clearly visible to the eastern outlook and partially to the north. However, I am not of the opinion that impact on light and outlook would be excessive as the proposed building would only interrupt direct sunlight up until midday and, whilst regrettable, it would not cause significant detriment to quality of life. In respect of outlook, the massing of the proposal would be offset from the



boundary with the dwelling and would not fully obscure the outlook from the rear of the property. Privacy can be maintained by ensuring obscured glazing and its retention by condition. Moving to the impact on residents of Duke Street, the car parking area to the rear of the proposed building provides a sufficient buffer to ensure that no significant impact would be had on residents of that property.

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

Whilst the development would adhere to the two-storey massing of the surrounding area, I acknowledge that due to the towers the massing of the building would appear larger than the surrounding built form. However, the towers would be sited on the corners of Dartmouth Street and are an intended focal point that would not appear overly dominant due to the height to street width ratios which would be maintained. Having considered character, the surrounding area is a variable mix of building types and whilst the materials and appearance of the building would depart from the more conventional style of the area, the contrast would not be offensive and would add to the variety of the streetscene (refer to Fig 5). In response to concerns of overdevelopment, the proposal does not appear to have a higher density than is evident elsewhere in the area where many plots are terraced and abut corners.

Fig 5 – Proposed aspect along Dartmouth Street



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

I acknowledge the concerns of objectors regarding this issue, and it is evident that the surrounding street network is severely affected by on-street parking. However, the applicant would be obligated to cease to operate the existing mosque premises upon occupation of the new building, effectively meaning there is an element of 'like for like' to the proposal in respect of parking. Whilst I do not envisage that the 16 parking spaces proposed would address matters, there is currently no off-street provision for the existing mosque. In summary, I do not expect the parking situation to be improved by the proposal; however, I do not consider the situation would be made significantly worse.

13.6 Environmental concerns – noise and general disturbance

The council's noise officer shares some of the concerns raised by objectors but falls short of controlling the hours of operation of the proposal. As a community facility, I consider it unreasonable to limit hours, particularly as the noise assessment does not raise concerns regarding noise emanating from inside the mosque. The council's noise officer has safeguarded against any appreciable issues by recommending conditions as stated above.

13.7 Other matters

Objectors have raised the issue of pollution and litter. I note that the council's air quality officer has requested an air quality assessment in respect of pollution; however, I have no evidence before me that the issue of litter would be a significant problem as, for instance, with a hot food takeaway.

13.8 The location of the morgue has been raised as an issue by objectors. The doorway to the morgue would face the side elevation of the adjacent dwelling. However, the side elevation of the proposed building would be offset from the boundary and the entrance can be screened with a



suitable boundary treatment which can be requested by condition. Furthermore, the floor area of the morgue does not suggest to me that its capacity would be such as to create sufficient activity to cause appreciable disruption to residents.

13.9 In regard to the lack of habitat creation, the development would not displace any notable on-site habitat. There is no policy requirement that the applicant be obligated to do so in this instance.

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”. It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

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. However, the condition requiring the cessation of the existing mosque use is key to the recommendation. In my opinion, such a condition would be enforceable and, despite the appeal lodged to the previous condition in 2011, should not be unreasonable on the applicant, as the facilities which were to be retained in the existing premises would be transferred to the larger building

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 policies and there are no material considerations that would justify refusal.



16 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

17. Appendices

Context plan

1717-200 C

1717-201 B

1717-202 D

1717-203 C

1717-205 D

1717-206 B

1717-207 A

1717-208 A

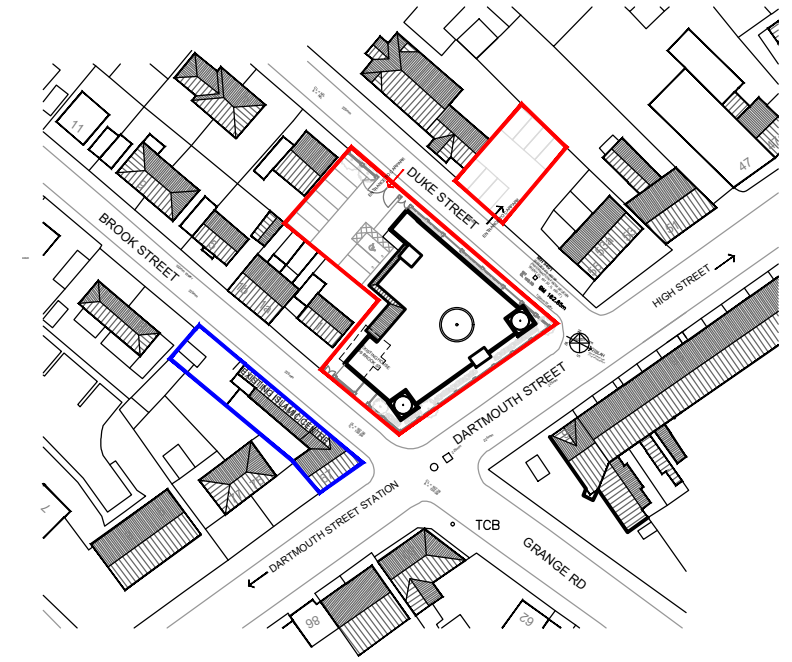


1717-209 A
3D Visuals

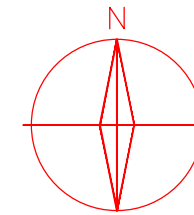




SITE PLAN
SCALE 1:500



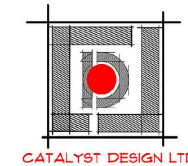
LOCATION PLAN
SCALE 1:1250



REVISIONS:

C	07-05-2024	REVISED FOLLOWING COMMENTS FROM COUNCIL	OB
B	30-01-2024	DRAINAGE REMOVED, MINOR AMENDMENTS	UH
A	19-12-2023	DRAWING UPDATED TO INCLUDE ADJACENT LAND IN OWNERSHIP BOUNDARY, VACANT SITE AND EXISTING MOSQUE, DRAINAGE AND WATER INFORMATION ADDED	UH

PROJECT PHASE
RIBA STAGE 3: DEVELOPED DESIGN



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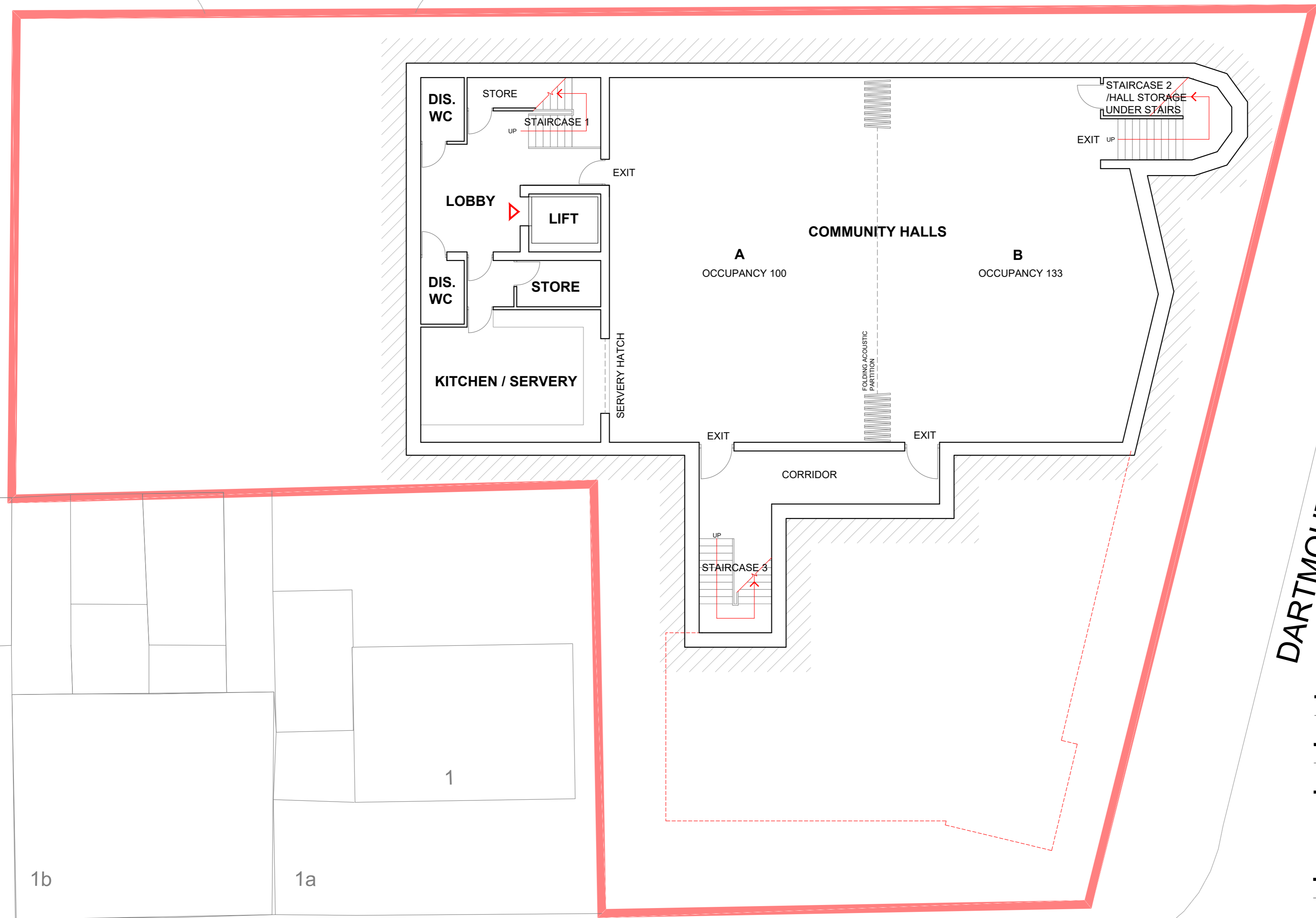
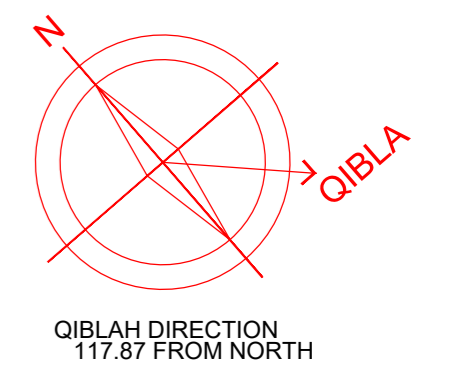
CLIENT
WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE

PROJECT
JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717 - 200	C	PROPOSED SITE /LOCATION PLAN
SCALE 1: 500 @ A3	CHECKED MAB	DATE DEC23 DRAWN UH



NOTES:

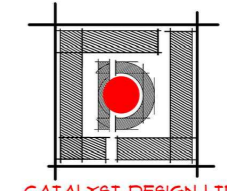


REVISIONS:

B	19-12-2023	MINOR AMENDMENTS, OUTLINE OF HOMES ABOVE ADDED	RJ
A	13-12-2023	SITE BOUNDARY ADDED, MINOR ADJUSTMENTS	UH

PROJECT PHASE

RIBA STAGE 3 - DEVELOPED DESIGN



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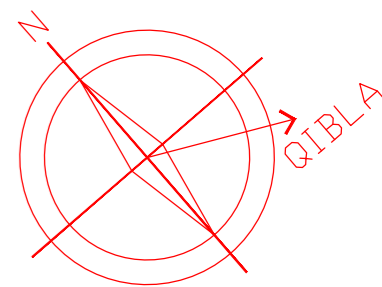
PROJECT

JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717-201	B	PROPOSED BASEMENT FLOOR PLAN
SCALE 1: 100 @ A2	CHECKED MB	DATE DEC23 DRAWN UH



NOTES:



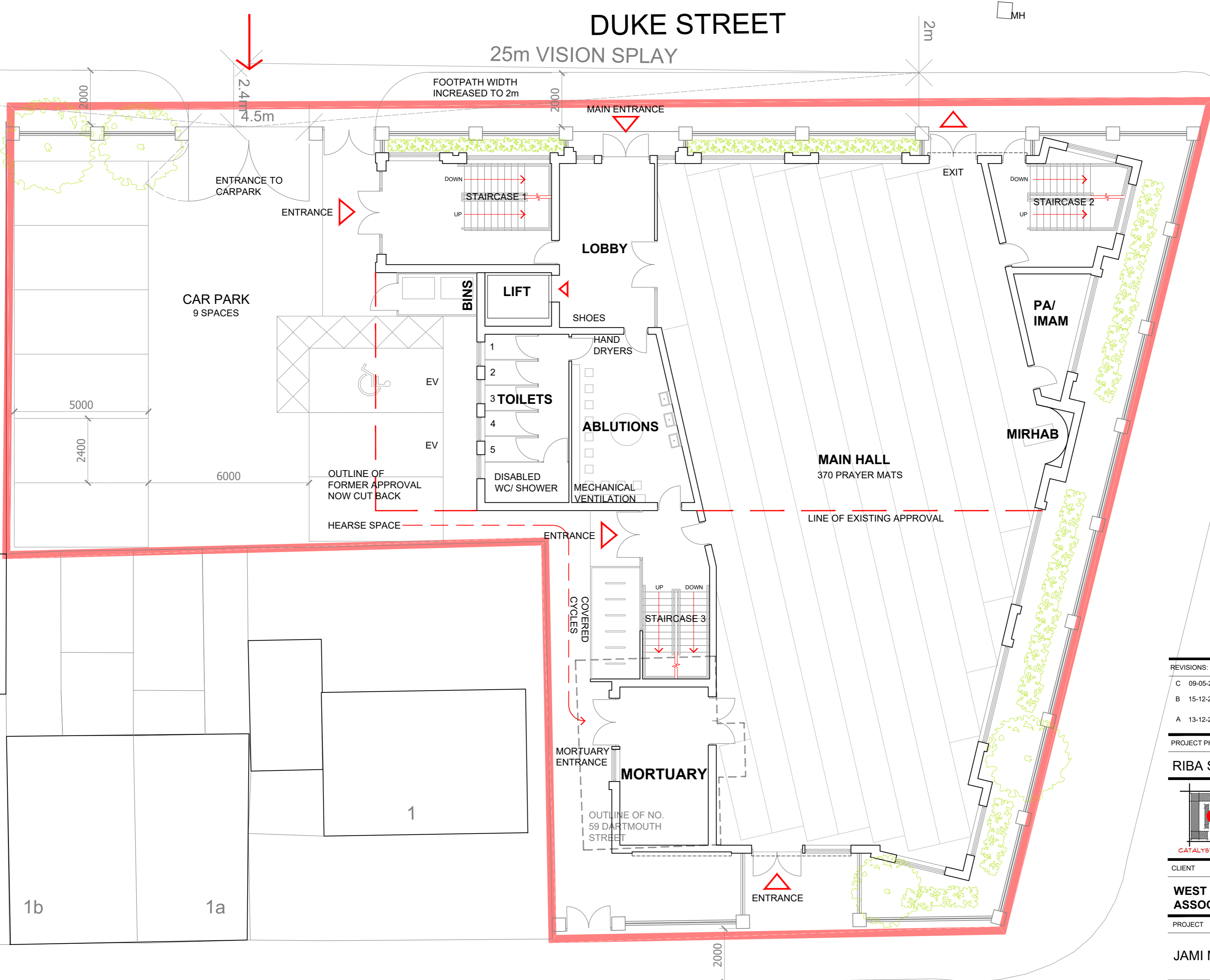
QIBLAH DIRECTION
117.87 FROM NORTH

DARTMOUTH STREET

DUKE STREET

25m VISION SPLAY

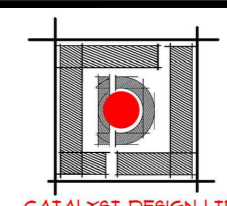
BROOK STREET



REVISIONS:

C	09-05-2024	AMENDED FOLLOWING COMMENTS FROM COUNCIL	OB/ UH
B	15-12-2023	FURTHER LANDSCAPING, VISION SPLAY, CYCLE AND BIN STORE ADDED. MINOR ADJUSTMENTS	RJ/ UH
A	13-12-2023	LANDSCAPING, WINDOWS AND CAR CHARGING ADDED, ANNOTATION FOR INCREASE OF PAVEMENT TO 2m	UH

PROJECT PHASE
RIBA STAGE 3 - DEVELOPED DESIGN



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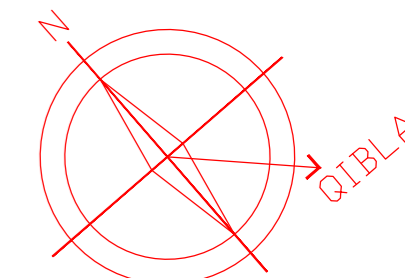
PROJECT
JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717-202	C	PROPOSED GROUND FLOOR PLAN
SCALE 1: 100 @ A2	CHECKED MB	DATE DEC23 DRAWN UH



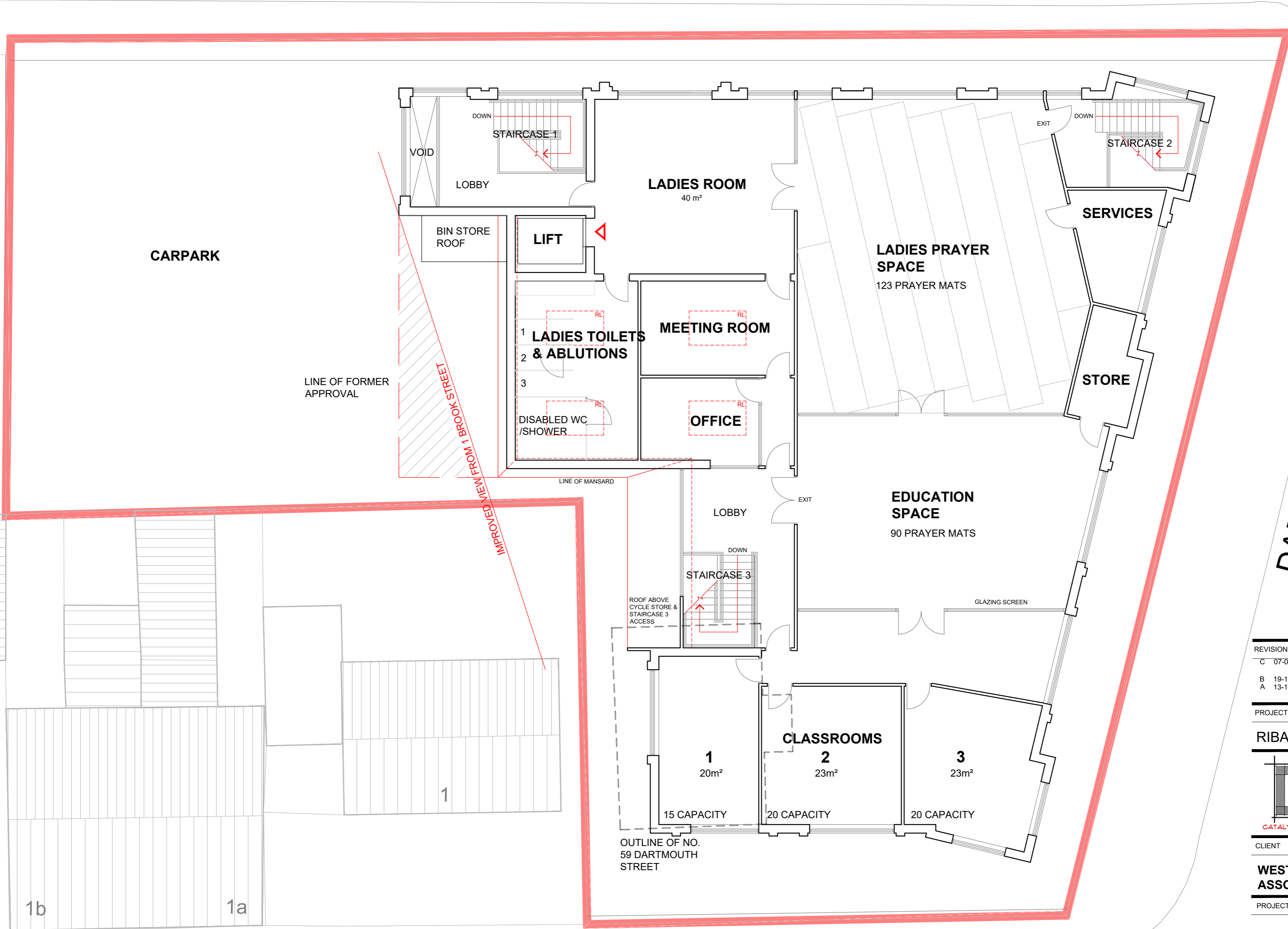
NOTES:

DUKE STREET



QIBLAH DIRECTION
117.87 FROM NORTH

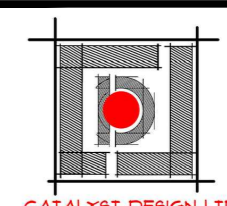
DARTMOUTH STREET



REVISIONS:

C	07-05-2024	REVISED FOLLOWING COMMENTS FROM COUNCIL	OB/
B	19-12-2023	MINOR AMENDMENTS ON THE PLAN	UH/
A	13-12-2023	STORE ADDED, ROOFLIGHTS ADDED, MINOR ADJUSTMENTS TO WINDOWS	RJ/
			UH

PROJECT PHASE
RIBA STAGE 3 - DEVELOPED DESIGN



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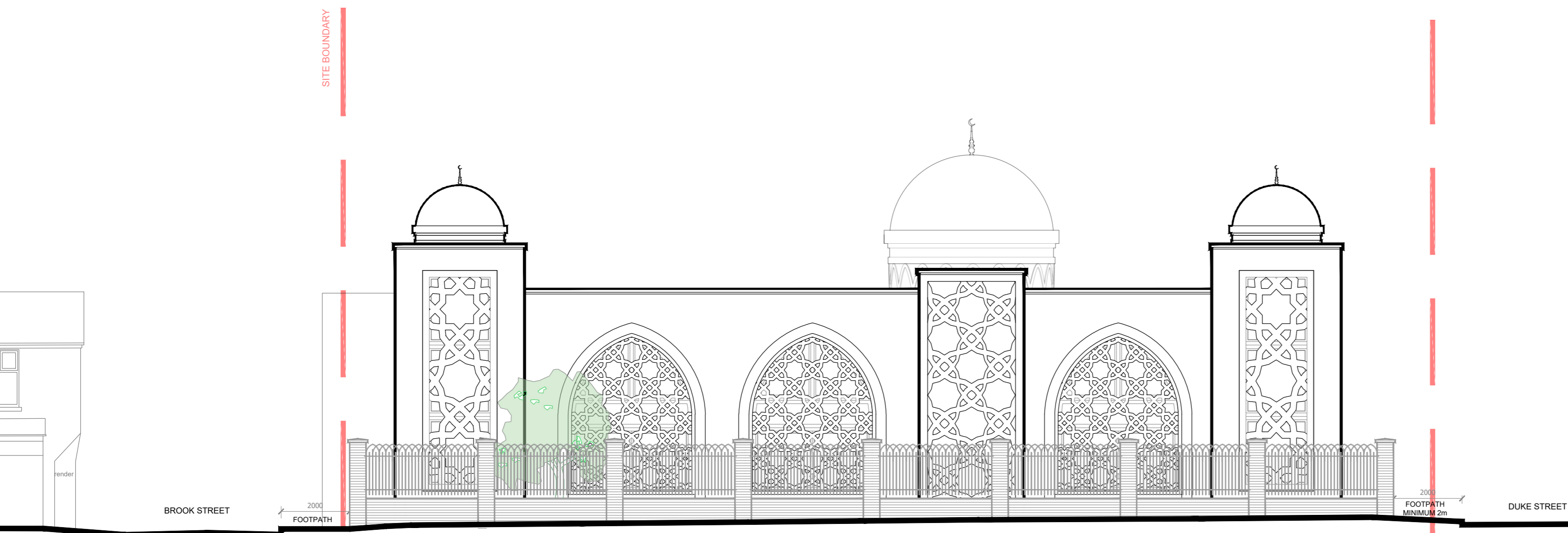
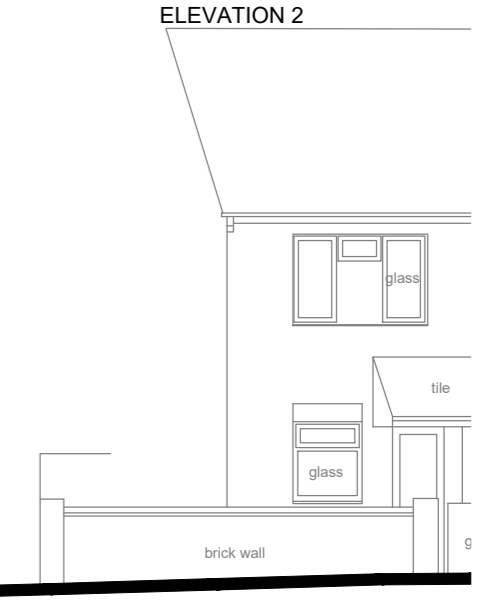
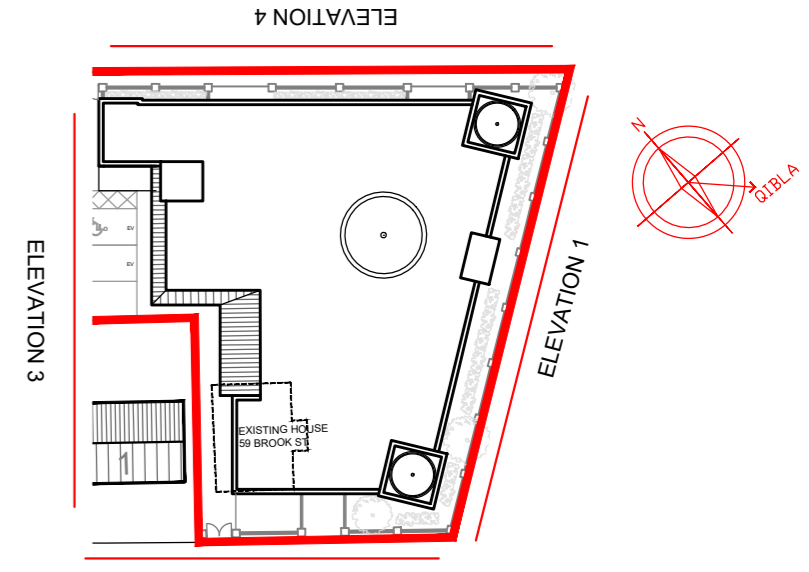
CLIENT
WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE

PROJECT
JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717-203	C	PROPOSED FIRST FLOOR PLAN
SCALE 1: 100 @ A2	CHECKED MB	DATE JULY23 DRAWN UH

BROOK STREET

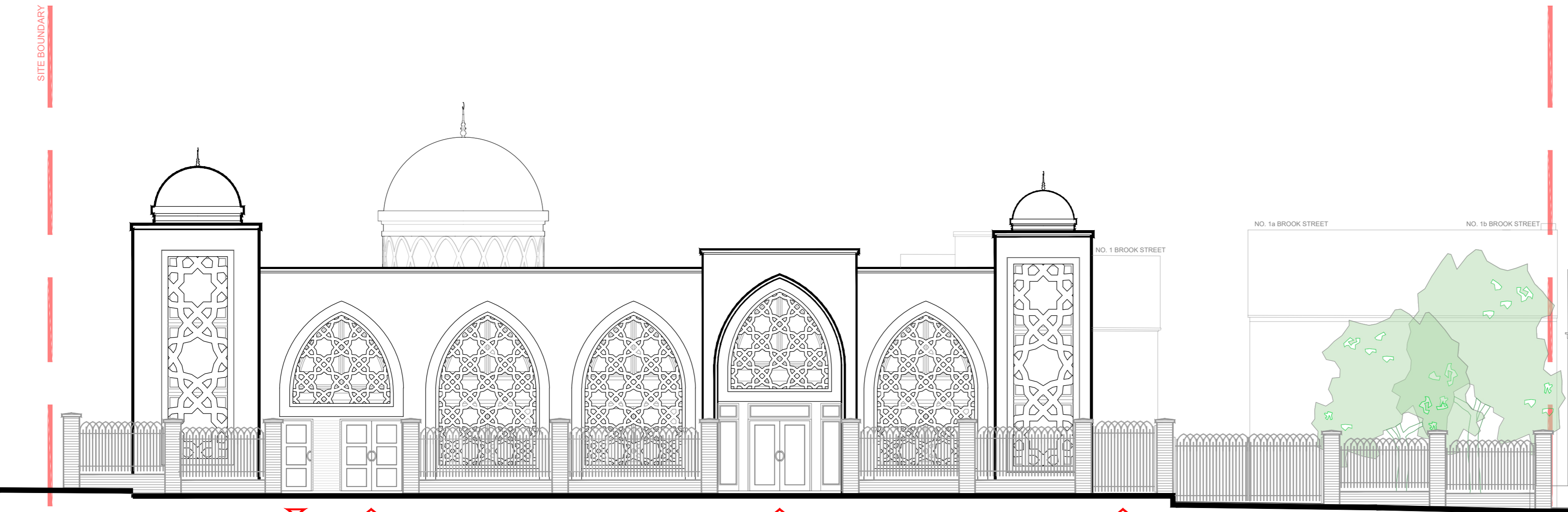
NOTES:



**ELEVATION 1
DARTMOUTH STREET**



MIHRAB EXTERNAL
DETAIL FORMED
INTO CLADDING



**ELEVATION 2
DUKE STREET**

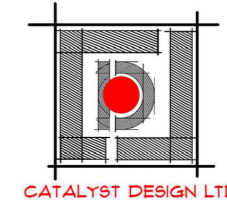


EXIT FROM STAIRCASE 2 EXIT FROM MAIN PREYER HALL MAIN ENTRANCE/EXIT TO LOBBY PEDESTRIAN GATE FROM DUKE ST ENTRANCE TO CAR PARK

REVISIONS:

D	08-05-2024	REVISED FOLLOWING COMMENTS FROM COUNCIL '1717-208'	UH
C	19-12-2023	DRAWING TITLE CHANGE, ELEVATION WITHOUT FENCING	UH
B	19-12-2023	MINOR AMENDMENTS	RJ
A	13-12-2023	LANDSCAPING, FENCE WALL & WINDOWS ADDED, MINARET DOME LOWERED, MINOR AMENDMENTS	UH

PROJECT PHASE
RIBA STAGE 3: DEVELOPED DESIGN



CATALYST DESIGN LTD
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BRANSTON COURT, BRANSTON STREET
JEWELLERY QUARTER, BIRMINGHAM B18 6BA
Tel: 0121 523 0895
www.catalystdesignltd.co.uk

CLIENT
WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE

PROJECT
JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717 - 205	D	PROPOSED ELEVATION 1 & 2
SCALE 1: 100 @ A2	CHECKED SF	DATE DEC23 DRAWN UH

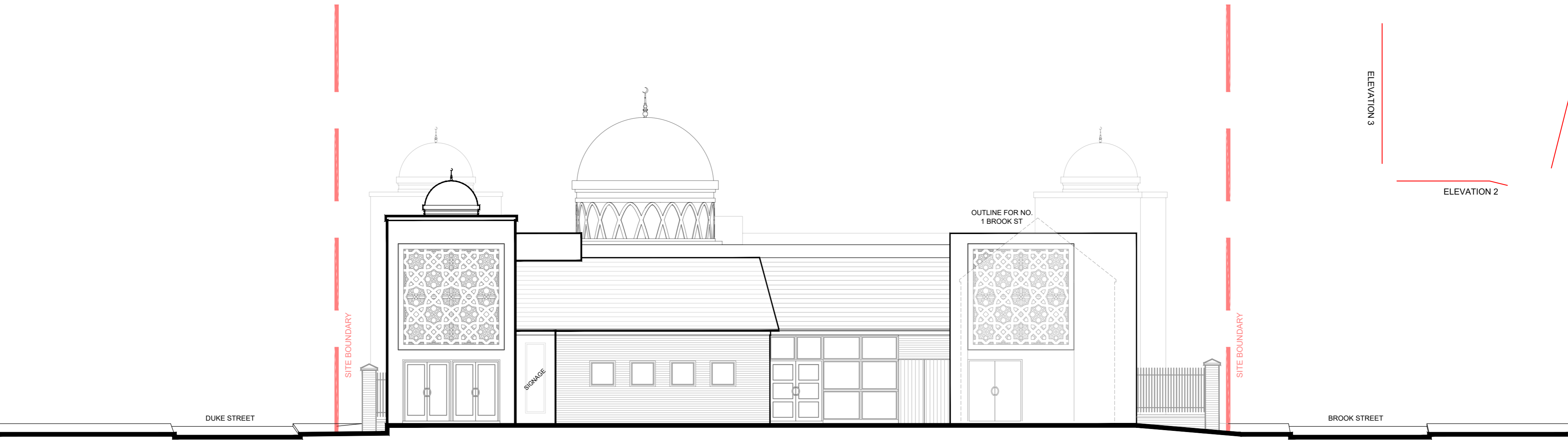
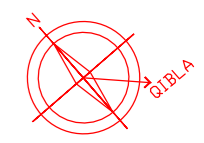
NOTES:

ELEVATION 4

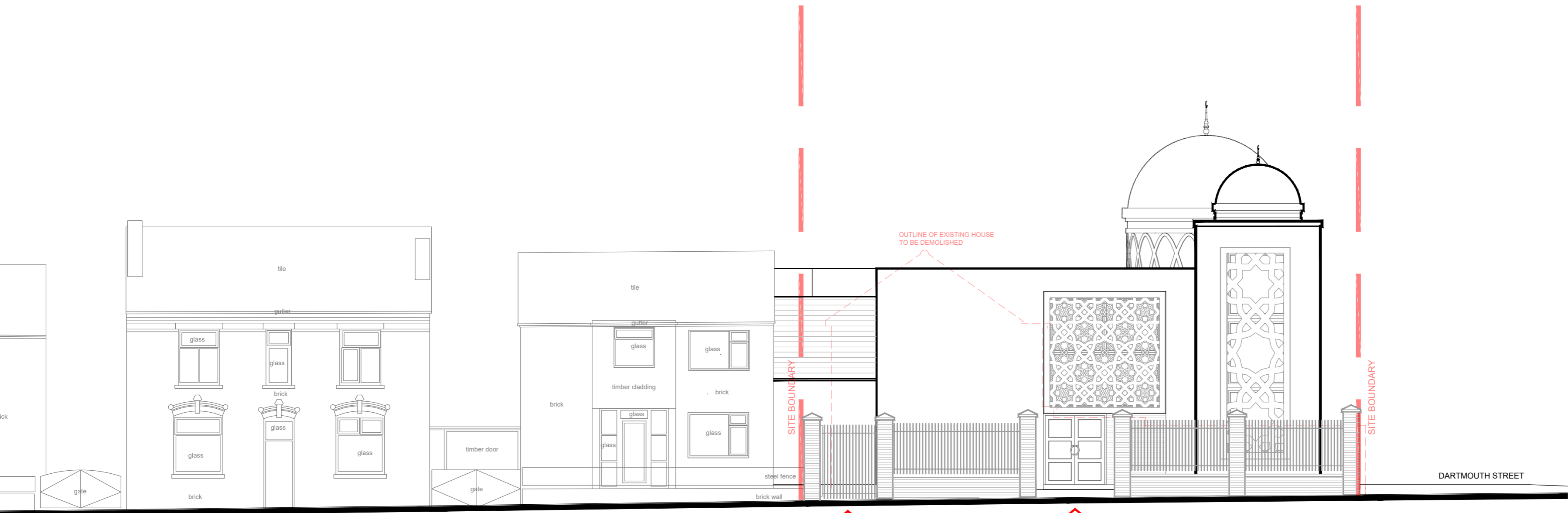
ELEVATION 3

ELEVATION 2

ELEVATION 1



ELEVATION 3 CAR PARK



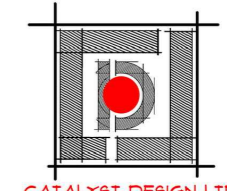
ELEVATION 4 BROOK STREET



REVISIONS:

B	19-12-2023	DOME ADDED TO MAIN ENTRANCE, MINOR ADJUSTMENTS UH	
A	13-12-23	MINARET DOMES LOWERED, FENCE WALL ADDED, MONOR AMENDMENTS	AT

PROJECT PHASE RIBA STAGE 3: DEVELOPED DESIGN



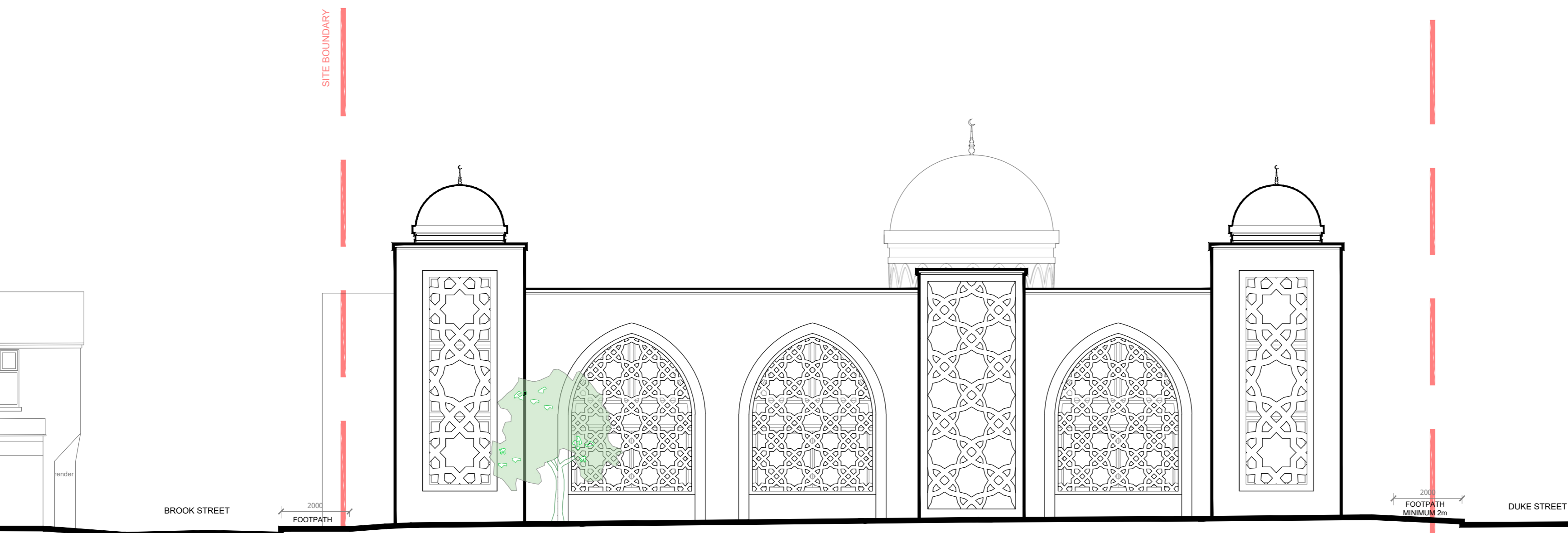
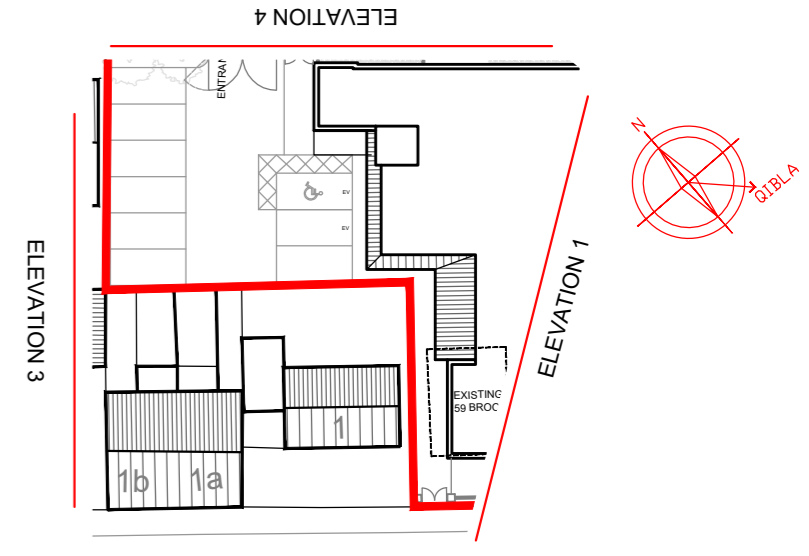
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ARCHITECTURAL SERVICES
BRANSTON COURT, BRANSTON STREET
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Tel: 0121 523 0895
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PROJECT JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717 - 206	B	PROPOSED ELEVATION 3 & 4
SCALE 1: 100 @ A2	CHECKED SF	DATE DEC23 DRAWN UH

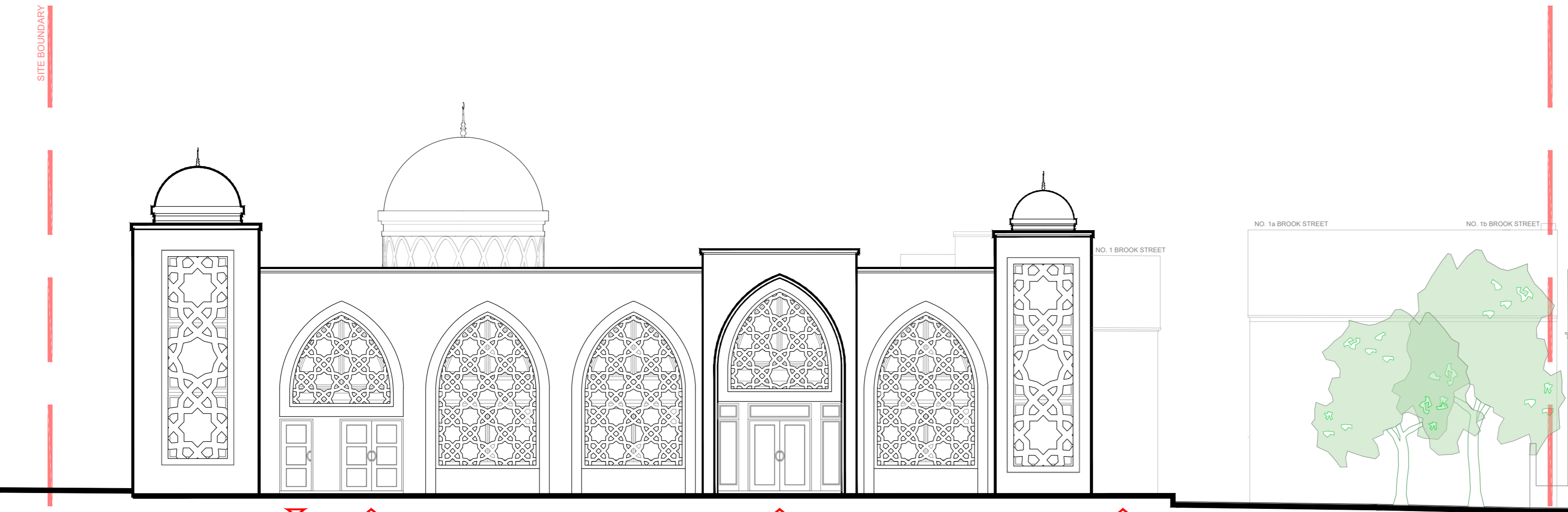
NOTES:



**ELEVATION 1
DARTMOUTH STREET**



MIHRAB EXTERNAL
DETAIL FORMED
INTO CLADDING



**ELEVATION 2
DUKE STREET**

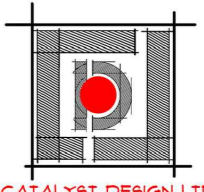


REVISIONS:

A	08-05-2024	REVISED FOLLOWING COMMENTS FROM COUNCIL	UH
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PROJECT PHASE

RIBA STAGE 3: DEVELOPED DESIGN



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CLIENT

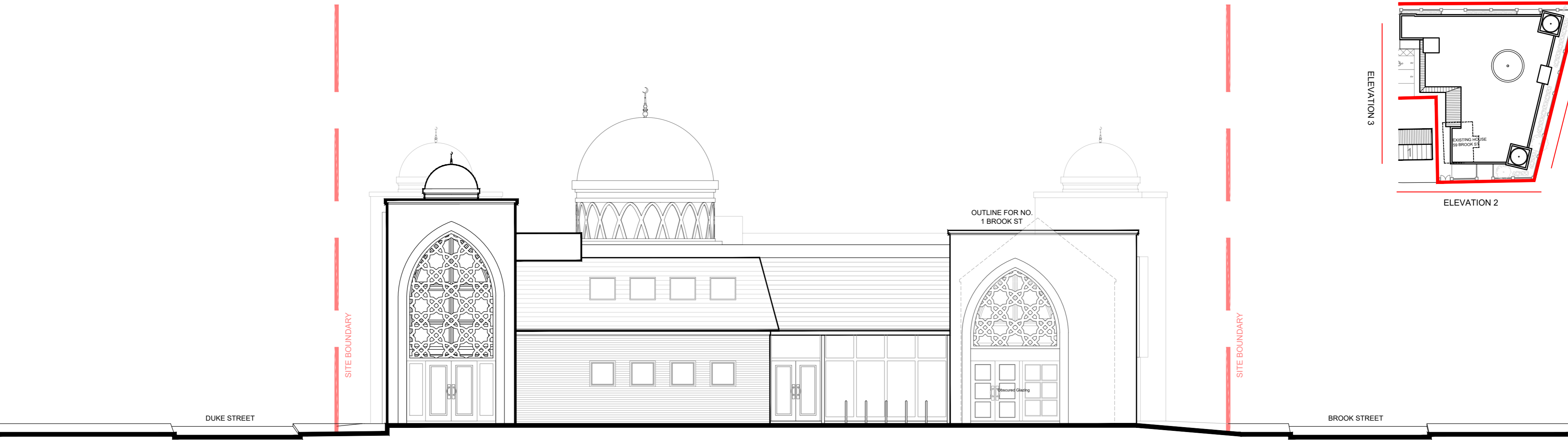
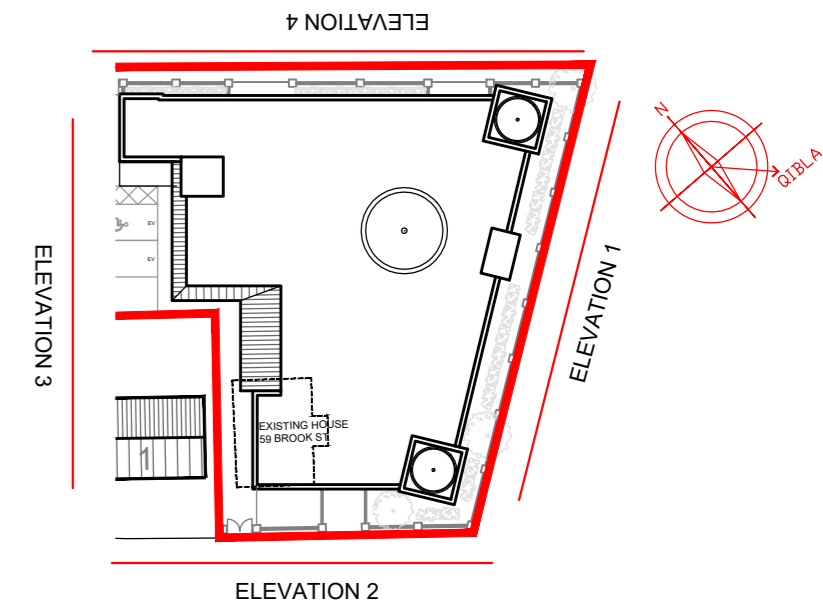
**WEST BROMWICH BANGLADESHI MUSLIM
ASSOCIATION AND ISLAMIC CENTRE**

PROJECT

JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717 - 208	A	PROPOSED ELEVATION 1 & 2 WITHOUT FENCE
SCALE 1: 100 @ A2	CHECKED SF	DATE DEC23 DRAWN UH

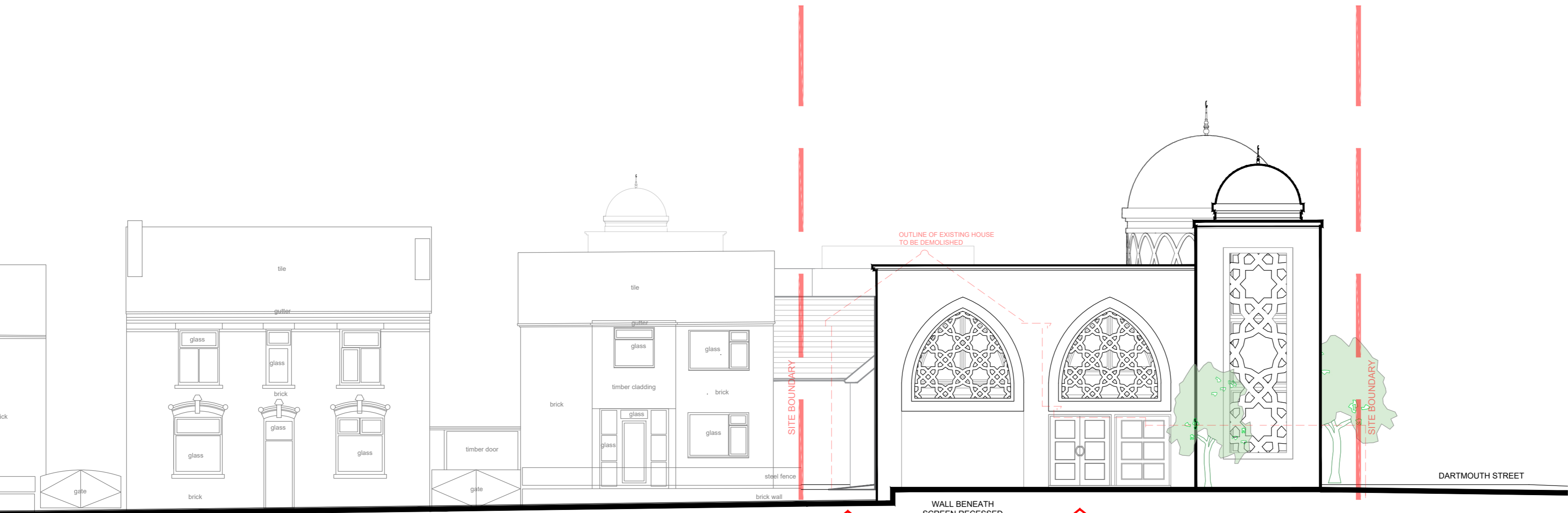
NOTES:



**ELEVATION 3
CAR PARK**



GATE FROM BROOK ST CAR PARK ENTRANCE REAR ENTRANCE / EXIT FROM STAIRCASE 3 ENTRANCE TO MORTUARY



**ELEVATION 4
BROOK STREET**



GATE FROM BROOK ST WALL BENEATH SCREEN RECESSED ENTRANCE FROM BROOK STREET

REVISIONS:

A	08-05-2024	REVISED FOLLOWING COMMENTS FROM COUNCIL	UH
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PROJECT PHASE

RIBA STAGE 3: DEVELOPED DESIGN

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JEWELLERY QUARTER, BIRMINGHAM B18 6BA
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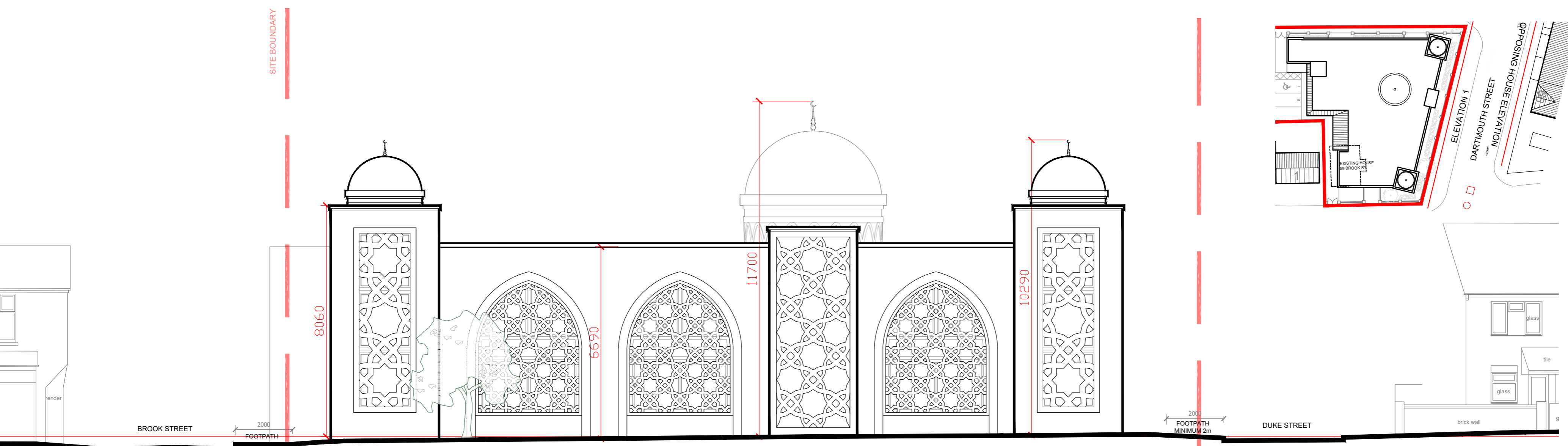
CLIENT

WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE

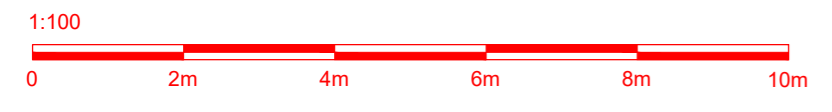
PROJECT

JAMI MASJID & COMMUNITY CENTRE

DRAWING No.	REVISION	DRAWING TITLE
1717 - 209	A	PROPOSED ELEVATION 3 & 4 WITHOUT FENCE
SCALE 1: 100 @ A2	CHECKED SF	DATE DEC23 DRAWN UH

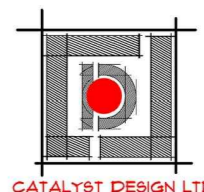


**ELEVATION 1
DARTMOUTH STREET**



**OPPOSING HOUSE ELEVATIONS
DARTMOUTH STREET**



REVISIONS:			
A	09-05-2024	AMENDED FOLLOWING COMMENTS FROM COUNCIL	UH
PROJECT PHASE			
RIBA STAGE 3: DEVELOPED DESIGN			
		CATALYST DESIGN LTD ARCHITECTURAL SERVICES BRANSTON COURT, BRANSTON STREET JEWELLERY QUARTER, BIRMINGHAM B18 6BA Tel: 0121 523 0895 www.catalystdesignltd.co.uk	
		CLIENT WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE	
PROJECT			
JAMI MASJID & COMMUNITY CENTRE			
DRAWING No.	REVISION	DRAWING TITLE	
1717 - 207	A	HEIGHT COMPARISON WITH DARTMOUTH STREET	
SCALE 1: 100 @ A2	CHECKED MAB	DATE DEC23	DRAWN UH

3D Visuals



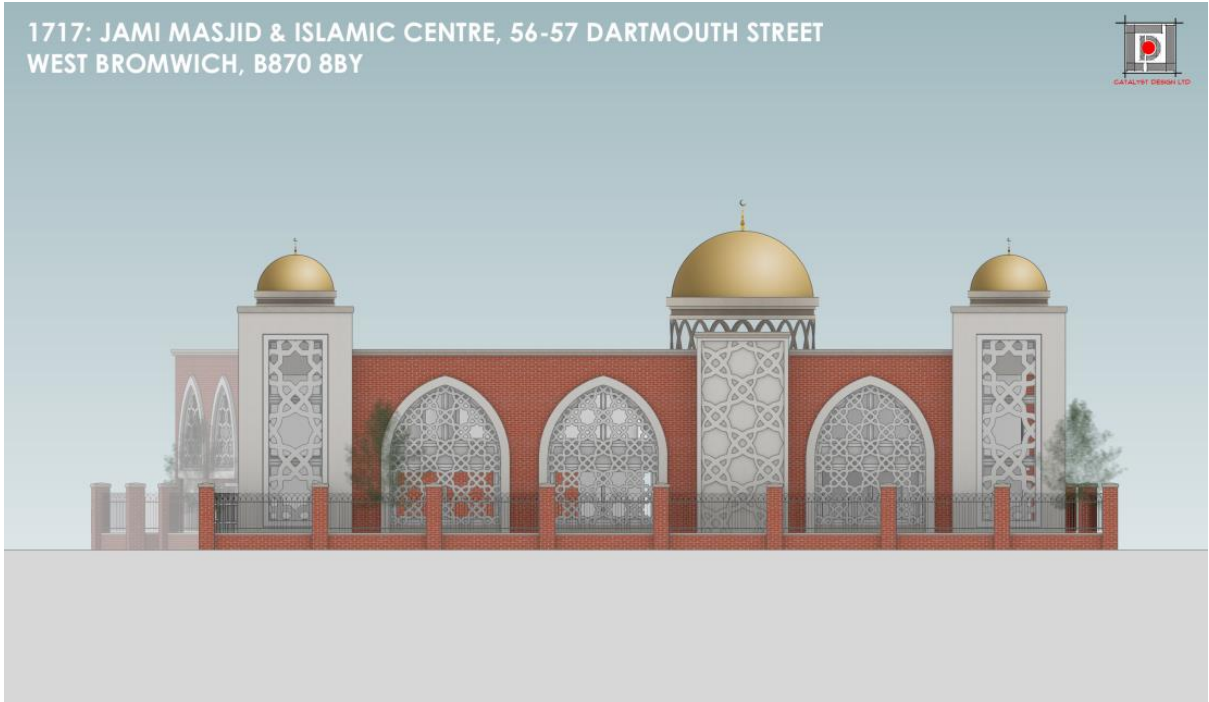








1717: JAMI MASJID & ISLAMIC CENTRE, 56-57 DARTMOUTH STREET
WEST BROMWICH, B870 8BY



DC/24/ 68966

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 any site investigations, remedial measures or construction of 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 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.
- vi) 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.
- vii) 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 in accordance with the following guidance:
<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.
- viii) 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.
- ix) Before the development is brought into use (excluding site investigation, remediation and 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.
 - x) The approved secure cycle parking shall be implemented before the development is first occupied or brought into use and thereafter retained.
 - xi) The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
 - xii) 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.
 - xiii) Before the development is occupied or brought into use full noise details of all fixed plant associated with the proposed development, including calculated noise levels at the nearest affected dwellings and a scheme for attenuating any such noise, shall be submitted to and approved in writing by the local planning authority prior to installation. Once provided the fixed plant shall be thereafter retained in accordance with the approved details.
 - xiv) Before the development is commenced an air quality assessment shall be undertaken to determine the impact of fugitive dust emissions during earthwork and constructions phases and new and additional emissions from vehicle exhausts when operational on air quality, together with any recommendations (where necessary) in the form of an air quality mitigation plan. 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.
- xv) 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; and a scheme for recycling/disposing of waste resulting from demolition and construction works. The approved construction method statement shall be adhered to throughout the construction period for the development.
 - xvi) Demolition or construction works shall take place only between 08:00 and 18:00 Monday to Friday, 08:00 and 14:00 on Saturdays and shall not take place at any time on Sundays or on bank or public holidays. This restriction also applies to deliveries to the site.
 - xvii) The development hereby permitted shall not be brought into use or occupied until the existing mosque known as 'Jami Masjid and Islamic Centre' (edged blue on drawing 1717-200C) has ceased to operate. Once the use of the existing mosque has ceased, it shall not recommence operation as its former mosque use or for any other use in association with the application site.
 - xviii) The windows in the northwest elevation of the building hereby approved shall be fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be thereafter retained.
 - xix) There shall be no windows installed in the northwest elevation of the building other than those hereby approved.
 - xx) 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.

- xxi) There shall be no amplification of sound from the application premises to a degree that it is audible outside the premises.