

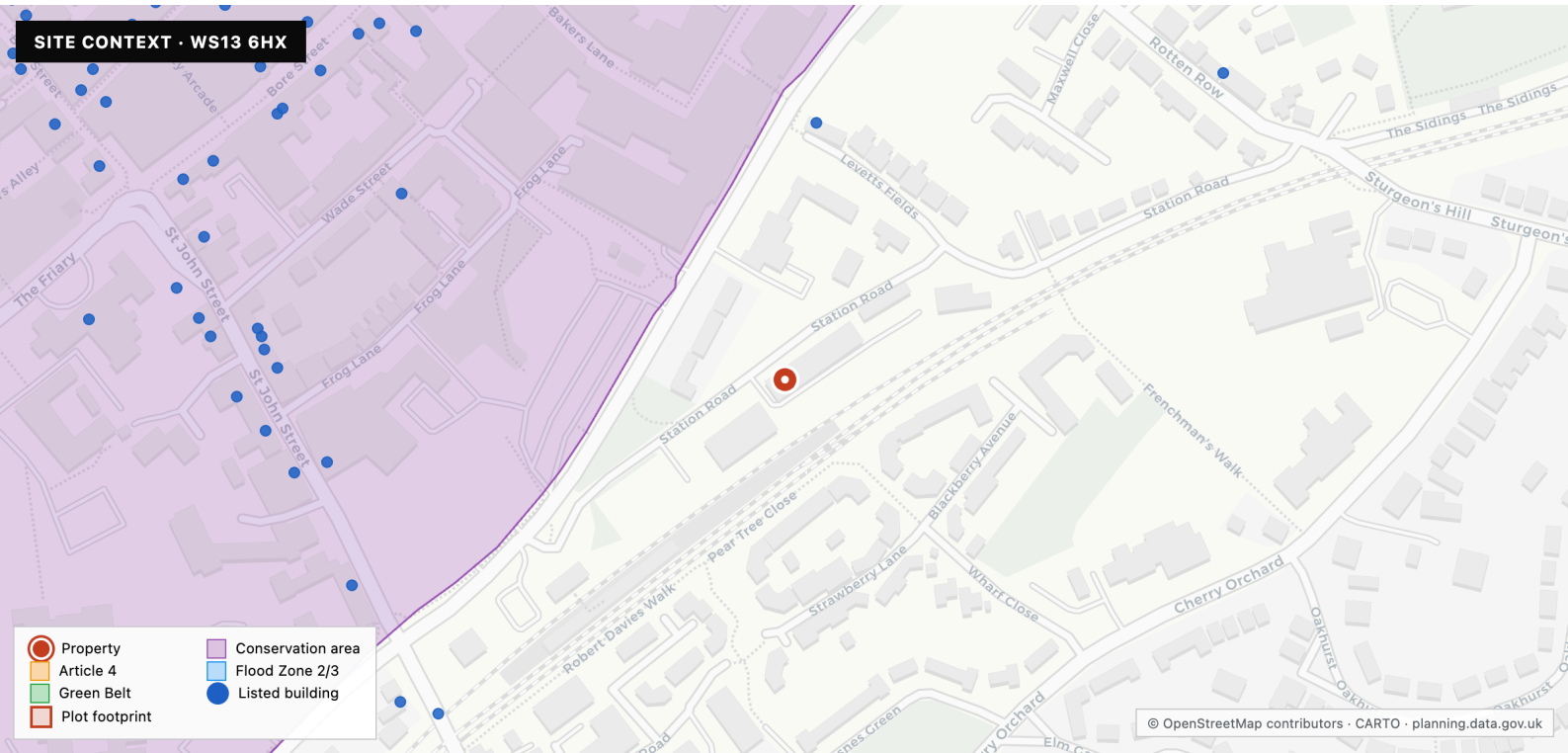
Pre-purchase planning assessment

# Site Planning Report



An assessment of the planning potential, risk and indicative numbers for a small consented residential development site offered at auction.

<b>Property</b>	Clarence Court, Station Road, Lichfield WS13 6HX (HMLR: Bridge House)
<b>Auction lot</b>	Auction House London, Lot 76, 11-12 Feb 2026. Sold £450,000.
<b>Local planning authority</b>	Lichfield District Council
<b>Prepared by</b>	Mayfair Studio
<b>Reviewed and approved by</b>	Jonathan Blewitt, Principal
<b>Document reference</b>	SPR-2026-0002-V3 (sample)



500m site context. Constraint polygons drawn from [planning.data.gov.uk](http://planning.data.gov.uk). Plot footprint from OpenStreetMap where available.

<b>VERDICT</b> <b>MODERATE</b>	<b>TOTAL ALL-IN OUTLAY</b> <b>£3.08m to £4.64m</b>	<b>BIGGEST GAP</b> <b>Implementation status</b>
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# Bottom line

## DEVELOPMENT PROSPECT

# Moderate

<b>Confidence in existence:</b>	High. Three application references and decision dates corroborated by two independent commercial auction listings (Auction House London and SDL Auctions) carrying identical proposal wording.
<b>Confidence in conditions:</b>	None. The Lichfield planning portal was inaccessible during preparation for the 22/01149/FULM key; the signed decision notices, conditions, officer's reports and approved drawings were not read.
<b>Confidence in implementation:</b>	Low. Whether 18/01598/FULM was lawfully implemented before its three-year longstop is a question of fact and law that cannot be settled from public sources.

The planning story behind the lot is real, but it is more complicated than "full planning permission for 22 flats". The site, known to the Land Registry as Bridge House, has a chain of consents stretching back to 2018: an office-to-residential prior approval, a full permission for 12 units, a section 73 substation variation, and a later full permission for 10 units described in the council's own wording as "part retrospective". Works commenced in September 2020, stopped in March 2021 when the contractor went into administration, and the part-built shell has stood since. Constraint risk is low: no conservation area at the point, no Article 4 direction at the point, no listed building, no flood zone at the point, no Green Belt. The numbers are tight but not heroic: at roughly £20,500 per consented flat the land entry is competitive, but a 22-flat scheme has to land at the top of the local one-bed market to clear Midlands build cost plus the cost of demolishing the part-built shell.



## ACTION PANEL

### Before you commit further capital

RISK	STATUS	ACTION	COST	WHEN
<b>Decision notices unread</b>	<b>RED</b>	Email devcontrol@lichfielddc.gov.uk for signed decision notices for 18/01598/FULM, 21/00378/FULM and 22/01149/FULM, the officer's reports, approved drawings and any s106 agreement.	Free	5 to 10 working days
<b>Implementation status</b>	<b>RED</b>	Instruct a planning solicitor to advise on whether 18/01598/FULM was lawfully implemented under section 56 before its three-year longstop. Section 191 CLEUD may settle it.	£1,500 to £3,500	2 to 4 weeks
<b>Structural condition of part-built shell</b>	<b>RED</b>	Commission a structural appraisal and intrusive opening-up survey. Expose foundations, ground beams, slabs, blockwork, embedded steel and moisture damage from five winters on site.	£5,000 to £15,000	3 to 6 weeks
<b>Affordable housing position</b>	<b>AMBER</b>	Email planningpolicy@lichfielddc.gov.uk for copy s106 agreement (if any) and officer's viability conclusions on 22/01149/FULM. Up to 40% on qualifying sites.	Free	10 working days
<b>22/01149/FULM longstop approaching</b>	<b>AMBER</b>	22/01149/FULM longstop falls 30 November 2026. Plan material start (pre-commencement conditions discharged + setting out / excavation) before that date.	Part of build cost	By 30 Nov 2026
<b>Title position unverified</b>	<b>AMBER</b>	Order HMLR Office Copy entries and title plan. Confirms freehold, restrictive covenants, and the Bridge House title's relation to the Clarence Court marketing description.	£7	Same day

## PLAIN ENGLISH

### Six terms used in this report

#### CIL

A tax councils charge on net new floor area. Lichfield's adopted schedule sets the rate for residential apartments at £0/sq m.

#### GDV

Gross development value, the combined sale value of the 22 finished flats.

#### Pre-commencement condition

A planning condition you must discharge in writing before any works start on site.

#### s106 agreement

A planning obligation binding land. Outside London this is the main lever for affordable housing, education and transport contributions, not CIL.

#### Residual land value

What the land is worth given the GDV, the build cost, fees and developer profit.

#### Material start

A recognisable physical start (typically excavation, setting out) that stops the three-year planning permission clock under s.56 TCPA 1990.

## Biggest risk - the abandoned part-built shell, not the planning

Works on the previous contractor's scheme began in September 2020 and ceased in March 2021 when the contractor entered administration. The structure has been weathering on site for roughly five years at the report date. The buyer's biggest unknown is the structural condition and warranty status of what has been built so far: foundations, ground beams, blockwork to first floor, slabs, embedded services. The "part retrospective" permission (Lichfield ref **22/01149/FULM**, granted 30 November 2023) regularised some of the changes the previous contractor made on site, but it does not warrant the workmanship, the materials, or compliance with current building regulations. Expect to commission a Schedule of Condition, a structural appraisal, an intrusive opening-up survey and a CDM-compliant principal designer review before any meaningful build cost can be priced. Treat any work already on site as worth zero until proven otherwise; carrying capacity for the upper floors is the question, not what the previous contractor charged for the labour.

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<b>Site</b>	Freehold development site, approximately 825 sq m (9,170 sq ft), with a single storey part-built structure to ground and partial first floor. Stowe ward, Lichfield. Walking distance of Lichfield City rail station and the cathedral quarter.
<b>Granted consents (subject to verification of the signed decision notices)</b>	Lichfield refs <b>18/01598/FULM</b> (12 units, granted 27 June 2019), <b>21/00378/FULM</b> (s73 variation for substation, granted 16 August 2021), and <b>22/01149/FULM</b> (10 units, part retrospective, granted 30 November 2023). Auction marketing describes the combined consented scheme as a three storey building of 22 flats: 20 one-bed and 2 two-bed. Conditions not seen.
<b>Hammer</b>	£450,000 (sold). Implied land cost of roughly £20,500 per consented flat. Buyer's administration charge £1,800 inc VAT on top.
<b>Planning route</b>	Already cleared in principle. Buyer's work is verifying which consent is operable, discharging outstanding conditions, securing building control sign-off for the part-built work, and either implementing or applying for a fresh permission if implementation has lapsed.

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<b>Designations affecting the site</b>	None identified at the point on <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> . Not in a conservation area, not subject to Article 4, not listed, not Green Belt, no flood zone returned at the point.
<b>Flood risk</b>	Outside the <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> flood risk zone at the point. The EA holds three flood warning areas within 2 km of the postcode (Lower Tame, Bourne Brook Tamworth, Burton Trent), none of which intersect the site itself.
<b>Title position</b>	Not verified. HMLR title held in the name Bridge House; auction marketing uses Clarence Court. Order Office Copy entries (action panel above).

## 1. The opportunity

This is a city-centre brownfield redevelopment plot in Lichfield, on Station Road, a five-minute walk from Lichfield City rail station and the cathedral quarter. The lot is described in the auction catalogue as Clarence Court; at the Land Registry the title is held in the name Bridge House. They are the same site. The marketing summary is short: a single storey building on a plot of 825 sq m (9,170 sq ft), offered with planning permission for the demolition of the existing building and erection of a three storey block providing 22 flats, with works having commenced.

The truer description is this: the site has carried residential consent in one form or another since 2018, has had two implementations attempted, and is currently a part-built shell. The unit mix in the marketing is 20 one-bedroom flats and 2 two-bedroom flats over ground, first and second floors, with 9 parking spaces and cycle storage. That mix is a deliberate compact-flat play for Lichfield's rental and first-time-buyer market.

What makes this lot distinctive, and worth the work to verify properly:

- **The land basis is low.** At £450,000 hammer over 22 consented flats, the implied land cost per consented unit is approximately £20,500. For a southern Staffordshire cathedral city with strong amenity, rail access to Birmingham in 30 minutes and a school catchment that supports family demand, that is a competitive land entry. Raw resi land in healthier West Midlands locations typically clears at £35,000 to £70,000 per plot at the small-scheme end.
- **The site is already started.** A part-built scheme is a double-edged asset. Where the foundations, slabs and ground-floor structure are sound and built to the approved drawings, the buyer inherits work the previous developer paid for. Where they are not, the part-built fabric becomes a demolition cost and a programme penalty.

- **The planning chain needs a clean read.** Three current full permissions sit over the site. One is described as “part retrospective”, which means it regularised work the previous contractor had already done. The buyer has to read both operative decision notices to establish which permission is implementable on the day of completion, whether implementation under section 56 of the Town and Country Planning Act 1990 has bitten on each, and whether any pre-commencement conditions remain undischarged.

## 2. Indicative figures

The figures below are indicative ranges drawn from public sold-price data for Lichfield flats, BCIS-aligned cost bands for small-block residential new build in the West Midlands, and the auction outcome. They are **not a valuation, not a viability appraisal, and not a quantity surveyor’s estimate**. They test whether the £450,000 hammer makes sense as land entry on a 22-flat consented scheme.

### End value (GDV) anchor

The completed product is a three storey block of 22 flats (20 one-bed and 2 two-bed) finished to a contemporary specification on a brownfield site in central Lichfield. The HM Land Registry Price Paid Data for WS13 shows a flat market clearing at an average of approximately **£202,533** over the last twelve months. The address-level comparables below sit within walking distance of the subject site.

Comparable	Sale price	Sale date	How relevant
<b>Beaconsfield House, Sandford Street, Lichfield WS13</b> Recent new build apartment scheme, central Lichfield.	£172,000	2024	Same city centre, recent new-build flat product. Lower end of the new-build one-bed band for Lichfield. Walking distance of the subject site.
<b>Charles House, Deykin Road, Lichfield WS13</b> Apartment, modern. HMLR PPD via portal indexers.	£190,000	Oct 2024	Modern Lichfield apartment. Central band for a modern one-bed flat in WS13.
<b>Friary View, Lower Sandford Street, Lichfield WS13</b> Apartment. HMLR PPD via portal indexers.	£195,000 to £225,000	2024 to 2025	Range across recent transactions in the same development. Central one-bed/two-bed product, walking distance of the subject site. Mid-band evidence.

Comparable	Sale price	Sale date	How relevant
<b>Stowe Place, Rotten Row, Lichfield WS13</b> Apartment. HMLR PPD via portal indexers.	£260,000	2024	Top-end Lichfield apartment exit. Same ward as the subject site (Stowe). Upper anchor for what a Lichfield one-bed can clear at on a strong specification.

**Documented limitation.** The Lichfield comparables are listed from public portal indexers reflecting HMLR Price Paid Data rather than from a direct HMLR Price Paid Data extract; the precise plot numbers and floor levels could not be verified to the level a Red Book valuer would expect. The WS13 flat average of £202,533 is the most reliable headline figure. On that basis the GDV range uses £195,000 to £225,000 as the one-bed exit band and £230,000 to £275,000 as the two-bed band, giving a blended GDV across 22 flats of **£4.30m to £5.00m.**

### **Build cost (including services and connections)**

Indicative all-in build cost for the 22-flat scheme is **£2.00m to £3.10m**, at roughly £1,800 to £2,400 per sq m on a gross internal area of 1,100 to 1,300 sq m. Includes superstructure, fit-out, lift, common parts, drainage, M&E, cycle and refuse stores, 9 parking spaces. Excludes VAT (newbuild zero-rated), professional fees, external works and demolition. Midlands BCIS location factor is approximately 0.90 to 1.00 against the national average.

**Services and utilities (on top of build cost).** The site has had statutory undertaker engagement during the 2020 build phase. Reconnections, any meter upgrades, electricity substation power supply (already secured under 21/00378/FULM) and final connection certificates are typically **£25,000 to £60,000** on a 22-flat scheme, sitting inside the fees/finance line above. Confirm at survey stage. Demolition of the part-built shell and ground prep is a separate line at **£100,000 to £300,000**, highly sensitive to what the survey finds.

### **CIL: headline first**

#### INDICATIVE CIL LIABILITY

**£0**

Lichfield's adopted CIL Schedule of Rates sets £0/sq m for "all other development including residential apartments". Mayoral CIL does not apply (Lichfield is in Staffordshire, not London). Planning obligations come through **section 106**, not CIL - on a 22-flat scheme that means affordable housing, education and transport contributions can be five and six-figure numbers.

Lichfield District Council adopted its Community Infrastructure Levy charging schedule on **19 April 2016**, in force from **13 June 2016**. The published Schedule of Rates explicitly sets the CIL rate for "**All other development including residential apartments**" at **£0 per sq m.**

Market houses in the higher-value zone are charged at £55/sq m and in the lower-value zone at £25/sq m, with houses in Strategic Development Allocations at £14/sq m, but apartment buildings (defined in the schedule as “separate and self contained dwellings within the same building subdivided horizontally by floor”) are zero-rated.

Charge	Rate	Net additional residential floorspace	Indicative CIL
<b>Lichfield District CIL on apartments</b> Adopted Schedule of Rates, “All other development including residential apartments” line. Schedule adopted 19 April 2016, effective 13 June 2016.	£0/sq m	Approx 1,100 to 1,300 sq m gross internal area	<b>£0</b>
<b>Mayoral CIL</b> MCIL2 applies only in Greater London. Lichfield is in Staffordshire, outside the GLA area.	Not applicable	-	<b>£0</b>

Planning obligations on this site come through **section 106 of the Town and Country Planning Act 1990**. The s106 lever in Lichfield captures affordable housing (up to 40% on qualifying sites under the Local Plan, with at least 65% as social rent), open-space contributions, education and transport contributions where the scheme generates a quantifiable impact. A 22-flat scheme is squarely above the 5-dwelling threshold. The 22/01149/FULM decision notice and any associated s106 agreement are the authoritative record of what was secured on the consented scheme; the buyer must obtain a copy before committing further capital.

## Residual land value

<b>GDV - all-flats blended (22 flats)</b>	<b>£4.30m – £5.00m</b>
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Blended end value of 20 one-bed and 2 two-bed flats finished to a contemporary spec in a Lichfield city-centre block. One-bed band £195k-£225k; two-bed band £230k-£275k. Range reflects bottom-of-market to top-of-market exit.

<b>All-in build cost, GIA approx 1,100 to 1,300 sq m</b>	<b>£2.00m – £3.10m</b>
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£1,800 to £2,400 per sq m for a three storey small-block apartment scheme in the West Midlands. Includes preliminaries and contingency. Excludes VAT, professional fees, external works and demolition. Wide range reflects the risk premium from building over the abandoned part-built shell.

<b>Demolition of the part-built shell, ground prep, abnormals</b>	<b>£100,000 – £300,000</b>
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Taking down the abandoned structure where it cannot be reused, exposing existing foundations, any contamination remediation, party wall awards, statutory undertaker connections. Sensitive to what the survey finds.

**Professional fees, services, building regs, warranty, s106, finance** **£500,000 – £750,000**

Architectural, structural and M&E fees; planning condition discharge; party wall; s106 financial contribution headroom; service reconnections; Building Control; 10-year structural warranty (NHBC, Premier or LABC); legals; sales and marketing; finance interest over 18 to 24 month build/sell window.

**Lichfield District CIL on apartments is £0/sq m.**

**Indicative residual land value, before profit** **£50,000 – £1.40m**

GDV minus build minus demolition and abnormals minus fees, s106 and finance.

What the land could sustain before the developer takes any margin.

**Indicative residual land value, after 17.5% profit on GDV** **£-700,000 – £525,000**

Same calculation with a 17.5% profit on GDV taken first. See sensitivity below.

**Auction hammer paid** **£450,000**

For comparison. Excludes buyer's administration charge (£1,800), legal fees, SDLT (likely non-residential or mixed-use, approximately £12,000 on a £450,000 acquisition), survey costs.

**Profit margin sensitivity**

17.5% profit on GDV is the RICS GN 94/2012 small-block residential benchmark. Note that small-developer hurdle rates in regional markets such as Lichfield can differ from London benchmarks: lower land values and slower sales velocity push some Midlands developers towards a 20% target margin. The table below shows the residual land value at 15%, 17.5% and 20% profit on GDV at the central case (£4.65m GDV, £2.55m build, £200,000 demolition, £625,000 fees and finance).

<b>Profit on GDV</b>	<b>Profit taken</b>	<b>Residual land value (central case)</b>
15%	£697,500	£577,500
17.5%	£813,750	£461,250
20%	£930,000	£345,000

**Bid sensitivity grid**

The 3 by 3 grid sets out the implied residual land value (after 17.5% profit on GDV) at three GDV scenarios and three build cost scenarios. Demolition held constant at £200,000, fees and finance at £625,000, s106 headroom carried inside the fees line. Decision tool, not a valuation or bid recommendation.

	Build cost		
	Low £2.00m	Mid £2.55m	High £3.10m
GDV high £5.00m	£1,300,000	£750,000	£200,000
GDV mid £4.65m	£1,011,250	£461,250	£-88,750
GDV low £4.30m	£722,500	£172,500	£-377,500

**What this means.** The £450,000 hammer sits inside the upper left quadrant of the grid (mid or high GDV against low or mid build cost) and slips below the residual land value floor in the bottom-right quadrant. On the central case (mid GDV, mid build), the residual land value at 17.5% profit is roughly £461,000, narrowly above the hammer with no buffer for delay or specification creep. On the favourable case the deal carries a meaningful margin. On the unfavourable case the deal does not work; the buyer would be holding negative residual land value before a profit line. Three levers move the analysis: (a) how much of the standing structure can be reused, (b) whether the consented unit mix and floor areas can be tightened, and (c) whether the exit can be split between sale and rent.

### 3. Conditions and route forward

The planning route question has already been answered for the consented scheme: the council granted full planning permission. No permitted development pathway is in use for the present built form. The 12-unit full permission of 2019 (18/01598/FULM) was the first full grant, and the 10-unit part-retrospective full permission of 2023 (22/01149/FULM) regularised what the previous contractor had begun in late 2020. Three permissions sit over the site at the report date.

Reference	Proposal	Decision
18/00501/PND	Prior notification for change of use from offices (Class B1a) to 14 one-bedroom apartments under permitted development rights.	Prior approval 22 May 2018
18/01598/FULM	Demolition of existing building (part) and erection of two side extensions and creation of second floor to form 12 residential units with alterations to facade.	Granted 27 June 2019
21/00378/FULM	Section 73 application for variation of condition 2 (Approved Plans) of permission 18/01598/FULM in relation to erection of electricity substation.	Granted 16 August 2021

Reference	Proposal	Decision
22/01149/FULM	Demolition and replacement of the office building with 10 residential apartments (Class C3) and associated works, part retrospective.	Granted 30 November 2023

The combined effect of the consent chain on the public record is a three storey residential block of 22 flats: 20 one-bed and 2 two-bed, with 9 parking spaces and cycle storage. The phrase “part retrospective” in the 22/01149/FULM description is doing real work. It means that by the time the 22 application was determined in November 2023, physical works on site had already departed from the previous (18/01598/FULM) drawings, and the new application was the regularisation. A part-retrospective consent does not vary or extinguish the earlier consent automatically; the two sit alongside each other and the buyer has to read both decision notices.

What the buyer now needs to do, in order:

- **Obtain all three decision notices and the full list of conditions in writing.** Email [devcontrol@lichfielddc.gov.uk](mailto:devcontrol@lichfielddc.gov.uk) quoting each of 18/01598/FULM, 21/00378/FULM and 22/01149/FULM, or use the council’s online “request a copy of a planning permission decision notice” form. Allow 5 to 10 working days.
- **Establish which permission is operable.** A full planning permission carries a default three-year time limit under section 91 TCPA 1990. On a 27 June 2019 grant the time limit would have expired in June 2022 unless implementation under section 56 had bitten before then. Physical works commencing in September 2020 is consistent with the 2019 permission having been implemented on site, but implementation is a question of fact: did the works before March 2021 amount to a material start, were all pre-commencement conditions discharged, were the works in accordance with the approved drawings. The 22/01149/FULM permission, granted 30 November 2023, carries its own three-year clock running to **30 November 2026**; on the report date that longstop is six months away. Implementation of 22/01149/FULM by that date is the immediate priority for the new owner if 18/01598/FULM is found not to have been properly implemented.
- **Tabulate the conditions by type** across all three notices: pre-commencement (must discharge before any works), compliance (must comply at the relevant stage) and informatives (advisory only). A full FULM major housing permission in the West Midlands typically carries between six and twelve pre-commencement conditions: materials samples, construction management plan, surface water drainage strategy, foul drainage strategy, contaminated land Phase 1 and 2, archaeology, EV charging, fire safety strategy, sustainable construction statement, external lighting.

- **Confirm the apartment zero-rating with Lichfield's CIL officer in writing.** Lichfield's adopted CIL Schedule of Rates charges £0/sq m for "all other development including residential apartments". This zero-rating is published policy, but the buyer should still request a CIL determination notice from Lichfield's CIL officer confirming the position for these specific consents, so it is on file before commencement.
- **Run a building regulations health-check on the part-built structure.** A scheme of three storeys with residential use does not cross the Building Safety Act 2022 thresholds (18 m or 7-storey) and is not a Higher Risk Building, but a major-projects building control submission is still appropriate. Document the regulations regime under which the standing works were carried out, and decide whether to demolish and rebuild to current standards or to retrofit on the part-built shell.
- **Confirm affordable housing position written into the 22/01149/FULM decision notice.** A 22-flat scheme is materially above Lichfield's affordable housing threshold. The 2019 and 2023 consents will have been negotiated against viability evidence; either a financial contribution was accepted in lieu of on-site provision, or a level of on-site provision was secured, or a viability case was accepted reducing the requirement. The s106 agreement (if there is one) and the conditions are the only authoritative record.
- **Make a material start under 22/01149/FULM before 30 November 2026.** If the 2019 implementation cannot be relied upon and the 2023 consent is the operable one, the longstop is six months from the report date. Implementation requires all pre-commencement conditions discharged plus recognisable physical works.

Section 73 remains available to vary conditions on either operative permission, but Lichfield treats time-limit s.73 applications sceptically because they re-test the scheme against current policy. In a period of local plan review (Lichfield is currently preparing its 2043 Local Plan) that carries genuine risk. Plan to implement, not to extend.

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## 4. Comparable approvals

We searched public planning aggregators for full residential consents in central Lichfield in the past 24 months. The Lichfield portal did not support clean filtering by use class, and the planning.org.uk mirror returned a 403 for the LPA listing page during preparation. We could not produce a clean run of address-level comparables for new-build apartment schemes in central Lichfield within the time available. This is an honest gap, not an unfavourable policy signal. The Lichfield planning context is supportive of small urban infill on previously developed land in the city: the council's adopted Local Plan and its Brownfield Land Register 2024 explicitly recognise small-scale brownfield delivery in Lichfield city as part of the supply pipeline.

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## 5. Constraints assessment

Site checked against [planning.data.gov.uk](https://planning.data.gov.uk) and the Environment Agency. The constraint profile is clean at the point.

Constraint	Finding
Conservation Area	Not affected. <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> returned no conservation area intersecting the coordinate 52.681184, -1.823915. Lichfield District has 21 designated conservation areas, including the Lichfield City Conservation Area covering the cathedral quarter, but the Station Road site sits outside the designated boundary.
Article 4 Direction	Not affected. Lichfield District has three Article 4 directions in force: Lichfield City Centre, Whittington and Wigginton. All three are heritage-led, attached to designated conservation areas. The Station Road site falls outside all three.
Listed Building	Not listed. Nothing returned at the site on the national list. The site is not within the curtilage of any nearby listed building based on the point query.
Green Belt	Not in the Green Belt. The site sits inside the built-up urban area of Lichfield.
Tree Preservation Order	No tree-preservation-zone entity returned at the point in the national TPO dataset. The dataset is not exhaustive. Any retained tree on the plot boundary should be confirmed with Lichfield's tree officer before footings.
Flood risk	The flood-risk-zone dataset on <a href="https://planning.data.gov.uk">planning.data.gov.uk</a> returned no intersection at the point. The EA holds three flood warning areas within 2 km (Lower Tame, Bourne Brook Tamworth, Burton Trent), none of which intersect the site. Confirm surface water and reservoir risk before slab design.
Title position	Not verified. HMLR title held as Bridge House; auction marketing uses Clarence Court. Order Office Copy entries and title plan to confirm freehold, restrictive covenants, rights of access from Station Road and any s106 charge on the local land charges register.
Affordable housing threshold	Lichfield's adopted Local Plan policy requires affordable housing on developments of 5 or more dwellings, with a target of up to 40% on qualifying sites and at least 65% of that as social rent. A 22-flat scheme is squarely above the threshold. The existing consents were granted with whatever affordable housing position was accepted at decision date.
Biodiversity Net Gain	Out of scope on the existing consents; in scope on any fresh major application. Mandatory BNG applies to major schemes granted on or after 12 February 2024 under the Environment Act 2021. All three existing permissions predate that transition date and are therefore exempt by transitional arrangements. A fresh major application would need to deliver 10% BNG.

<b>Constraint</b>	<b>Finding</b>
Postcode and ward	WS13 6HX. Lat 52.681184, lng -1.823915. Stowe ward, Lichfield District, West Midlands region. Source: postcodes.io.

None of these is a dealbreaker on the consented scheme. The constraints worth time and money on this site are not on the designation map: they are the existing physical works on the ground, the s106 affordable housing position written into the 22/01149/FULM decision notice, and the legal question of whether 18/01598/FULM was lawfully implemented before its three-year longstop.

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## SUPPORTING MATERIAL

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### Methodology and sources

This report is built only on public data, each source named below, and is current as at the report date.

#### PLANNING

- Auction House London lot listing for Lot 76, Clarence Court, Station Road, Lichfield WS13 6HX, 11-12 February 2026 auction - lot details, sold price £450,000, planning references, proposal wording.
- Auction House London previous listing for the same site marketed as "Bridge House", Station Road, Lichfield WS13 6HX - earlier planning history, 18/00501/PND prior approval.
- SDL Property Auctions listing for the same site as Lot 37, 25 September 2025 (sdlauctions.co.uk) - construction history, contractor administration timeline March 2021, consented mix of 20 one-bed and 2 two-bed flats with 9 parking spaces.
- Lichfield District Council planning portal (planning.lichfielddc.gov.uk/online-applications/) - direct register check on 22/01149/FULM (returned "application no longer available for viewing"), 21/00378/FULM (documents tab accessible), 18/01598/FULM (limited view).
- planning.org.uk - national mirror entries for 21/00378/FULM at Bridge House Station Road Lichfield.
- planning.data.gov.uk - point intersection queries for conservation area, Article 4, listed building, flood risk zone and green belt at lat 52.681184, lng -1.823915. All returned zero entities.
- Environment Agency flood-monitoring API - three flood warning areas within 2 km of the postcode centroid, none intersecting the site.
- postcodes.io for WS13 6HX - latitude 52.681184, longitude -1.823915, ward (Stowe), LPA (Lichfield), region (West Midlands), parish (Lichfield).
- Lichfield District Council "About article 4 directions" page - confirms three Article 4 directions (Lichfield City Centre, Whittington, Wigginton), all heritage-led.
- Lichfield District Council Local Plan and adopted policy on affordable housing thresholds.
- Lichfield District Council Brownfield Land Register 2024 - city centre brownfield delivery context.
- Lichfield District Council Infrastructure Funding Statement 2025 - CIL receipts, s106 obligations.

#### VALUE

- HM Land Registry Price Paid Data via property portal indexers - Lichfield apartment comparables: Beaconsfield House Sandford Street (new build, £172,000), Charles House Deykin Road (£190,000, Oct 2024), Friary View Lower Sandford Street (£195,000-£225,000), Stowe Place Rotten Row (£260,000); WS13 flat 12-month average £202,533.
- BCIS-aligned cost benchmarks for West Midlands small-block apartment new build - indicative £1,800 to £2,400 per sq m. Midlands BCIS location factor 0.90 to 1.00 against the national average.
- RICS Guidance Note on Viability (GN 94/2012) and the NPPF viability framework.

#### CIL

- Lichfield District Council Community Infrastructure Levy Charging Schedule, adopted 19 April 2016, effective 13 June 2016 - confirms apartment buildings (separate and self-contained dwellings subdivided horizontally by floor) zero-rated at £0/sq m.
- Community Infrastructure Levy Regulations 2010 (as amended) - liability, assumption of liability and commencement notice framework.

#### LEGAL FRAMEWORK

- Town and Country Planning Act 1990, sections 56, 73, 91 and 191 (implementation, variation of conditions, time limits, lawful development).
- Environment Act 2021 and the Biodiversity Gain Regulations - mandatory BNG from 12 February 2024 for major schemes; transitional exemption for pre-commencement consents.

### **What we could not verify**

- The full text of the decision notices and conditions attached to 18/01598/FULM, 21/00378/FULM and 22/01149/FULM (Lichfield portal restricted summary view for the 22/01149/FULM key).
- The approved drawings under each consent (footprint, GIA per unit, fenestration, finished floor levels, materials, accessibility).
- Whether 18/01598/FULM was lawfully implemented before its three-year time limit expired.
- The terms of any section 106 agreement attached to 22/01149/FULM, in particular the affordable housing position.
- Written confirmation from Lichfield's CIL officer that the apartment zero-rating applies to these specific consents.
- The status of the "20/01610/FULM" reference quoted by SDL Auctions (no record located on the public mirror).
- The structural condition, materials specification and building regulations compliance of the works carried out on site between September 2020 and March 2021.
- The precise Environment Agency long-term flood risk surface-water and reservoir bands for the plot at address level.
- A clean run of comparable new-build apartment approvals in central Lichfield over the past 24 months.
- The legal title position, including any restrictive covenants over the site, the rights of access from Station Road, and any s106 charge on the local land charges register.

### **Disclaimer**

**What this report is, and what it isn't.** An indicative planning feasibility assessment based on public planning data and comparable decisions. Not planning advice, not a valuation, not a guarantee of any planning outcome. The buyer should obtain the signed decision notices and full conditions directly from Lichfield before committing further capital; that action is flagged above. Mayfair Studio's liability is limited to the report fee. This report does not constitute regulated financial advice within FSMA 2000 / RAO 2001 Article 53, planning advice under the RTPI Code of Conduct, or a Red Book valuation within RICS Valuation Global Standards. Sample report demonstrating the format; readers should take independent financial, legal and planning advice before any investment decision.