

Agenda Item 7d

Case Number	24/01673/LBC (Formerly PP-12994227)
Application Type	Listed Building Consent Application
Proposal	Park Hill Phase 5 - Refurbishment and alterations to the Talbot Street block for a mixed-use development comprising 105 residential apartments, commercial space (Use Class E) with landscaping, car parking and other associated works
Location	Park Hill Estate Duke Street Park Hill Sheffield S2 5RQ
Date Received	05/06/2024
Team	City Centre and Major Projects
Applicant/Agent	Made It Together
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Approved/Refused Plan(s)

2. The development hereby permitted shall be carried out in complete accordance with the following plans, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Plans amended and published on 28/08/2024:

- Proposed Location Plan - Drawing no. (00) 001 Revision P02
- Proposed Site Plan - Drawing no. (00) 002 Revision P02
- 6th Floor - Trench Plan - Drawing no. (00) 100 Revision P02
- 7th Floor - South Street Plan - Drawing no. (00) 101 Revision P02
- 8th Floor - Below Street / South Street Mews Plan - Drawing no. (00) 102 Revision P02

- 9th Floor - Long Henry Street Plan - Drawing no. (00) 103 Revision P02
- 10th Floor - Above Street / Upper Long Henry Street Plan - Drawing no. (00) 104 Revision P02

Plans amended on 23/08/2024 and published on 27/08/2024:

- Landscape General Arrangement - Drawing no. 123027-ASL-00-ZZ-DR-L-0900 Revision P9

Plans amended and published on 20/08/2024:

- Talbot St and South St Boundary - Drawing no. 123027-ASL-00-ZZ-DR-L-0901 Revision P1

Plans published on 05/06/2024:

- Flank J - Balcony Elevation - Drawing no. (00) 204 Revision P01
- Flank J - Street Elevation - Drawing no. (00) 205 Revision P01
- Flank K - Balcony Elevation - Drawing no. (00) 206 Revision P01
- Flank K - Street Elevation - Drawing no. (00) 207 Revision P01
- Flank L - Balcony Elevation - Drawing no. (00) 208 Revision P01
- Flank L - Street Elevation - Drawing no. (00) 209 Revision P01
- Flank L - End Elevations - Drawing no. (00) 210 Revision P01
- Unfolded Elevation - Drawing no. (00) 200 Revision P01
- Unfolded Elevation - Drawing no. (00) 201 Revision P01
- Flank I - Balcony Elevation - Drawing no. (00) 202 Revision P01
- Flank I - Street Elevation - Drawing no. (00) 203 Revision P01
- Flat Type F+ - Above Street - Drawing no. (22) 406 Revision P01
- Flat Type G - Below Street - Drawing no. (22) 407 Revision P01
- Flat Type G+ - Below Street - Drawing no. (22) 408 Revision P01
- Flat Type H - Below Street - Drawing no. (22) 409 Revision P01
- Flat Type M3 - Below Street - Drawing no. (22) 410 Revision P01
- Flat Type N - Above Street - Drawing no. (22) 411 Revision P01
- Flat Type O - Below Street - Drawing no. (22) 412 Revision P01
- Flat Type P - Above Street - Drawing no. (22) 413 Revision P01
- Flat Type Q+ - Above Street - Drawing no. (22) 414 Revision P01
- Flat Type R - Above Street - Drawing no. (22) 415 Revision P01
- Flat Type R+ - Above Street - Drawing no. (22) 416 Revision P01
- Flat Type S+ - Above Street - Drawing no. (22) 417 Revision P01
- Flat Type S2 - Above Street - Drawing no. (22) 418 Revision P01
- House Type TH1 - Townhouse - Drawing no. (22) 419 Revision P01
- House Type TH2 - Townhouse - Drawing no. (22) 420 Revision P01
- House Type TH3 - Townhouse - Drawing no. (22) 421 Revision P01
- House Type TH8 - Townhouse - Drawing no. (22) 422 Revision P01
- House Type TH9 - Townhouse - Drawing no. (22) 423 Revision P01
- House Type TH10 - Townhouse - Drawing no. (22) 424 Revision P01
- Flat Type GLA3 - Drawing no. (22) 425 Revision P01
- Flat Type GLA34 - Drawing no. (22) 426 Revision P01
- Flat Type A - Below Street - Drawing no. (22) 400 Revision P01
- Flat Type B - Below Street - Drawing no. (22) 401 Revision P01
- Flat Type C - Above Street - Drawing no. (22) 402 Revision P01
- Flat Type E - Above Street - Drawing no. (22) 403 Revision P01
- Flat Type E+ - Above Street - Drawing no. (22) 404 Revision P01
- Flat Type F - Above Street - Drawing no. (22) 405 Revision P01
- 11th Floor - Below / Above Street Plan - Drawing no. (00) 105 Revision P01

- 12th Floor - Norwich Street Plan - Drawing no. (00) 106 Revision P01
- 13th Floor - Above Street Plan - Drawing no. (00) 107 Revision P01
- Roof Plan - (00) 108 Revision P01

Reason: In order to define the permission.

Pre-Commencement Condition(s)

Pre-Occupancy and Other Stage of Development Condition(s)

3. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

4. Large scale details, including materials and finishes, at a minimum scale of 1:20, of the items listed below shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences:

- Doors and door surrounds
- Windows (including reveals)
- Balconies and balustrades
- Infill panels
- Parapets
- Substation enclosures

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

5. Details, including samples, of the extent and specification of brick and concrete repair, cleaning and treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of those works and shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is not damaged.

6. Prior to the commencement of works to the existing building, a condition survey of the concrete balustrades shall be submitted to the Local Planning Authority. This shall assess the overall condition of the balustrades and set out subsequent proposals for the extent of replacement, retention and repair, to be agreed and approved in writing by the Local Planning Authority. Thereafter, the works to the balustrades shall be undertaken in accordance with the approved details.

Reason: To maximise the preservation and restoration of the original fabric of the listed building.

7. Before that part of the development commences, details of works to the retained mosaic feature walls and details of the flooring to be installed in the residential entrance lobby adjacent to the lift core to the north of Flank I, as shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance

with the approved details and retained thereafter.

Reason: In order to preserve and enhance the character of the listed building.

8. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

9. The design and location of all new internal and external light fittings shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to protect the character of the original building.

10. No allotment tool sheds shall be erected until design details for the sheds, in broad accordance with the outline specification set out in the 'Allotments Sheds' document published on 27 August 2024, have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and elevations to a standard metric scale, wildflower green roof specifications, and details of integrated public art. Thereafter, the tool sheds shall be constructed in accordance with the approved details and retained thereafter for the lifetime of the development.

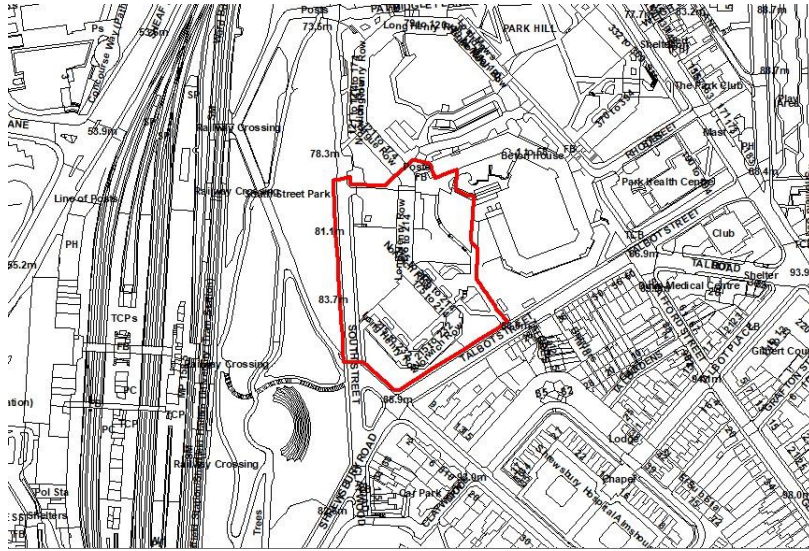
Reason: In the interests of visual amenity and the protection and enhancement of the landscape setting of the listed building.

Other Compliance Conditions

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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For report see 24/01672/FUL