

SHEFFIELD CITY COUNCIL

POLICY COMMITTEE DECISION RECORD

The following decisions were taken on Wednesday 24 August 2022 by the Strategy and Resources Policy Committee.

Item No

5. GRADE 2 LISTING OF THE FORMER JOHN LEWIS BUILDING

5.1 To consider the implications and options following the designation by the Secretary of State for Digital, Culture, Media and Sport of the former Cole Brothers store in Barkers Pool as a Grade II listed building.

5.2 RESOLVED:-

1. That based on the contents of this report and most particularly the legal advice contained in the Closed Appendix the Council does not take any formal action in respect of the decision by the Secretary of State for Digital Culture Media and Sport to list the building Grade II;
2. That the process to secure a developer continues as planned and that a further report is brought back to this Committee in January 2023 for selection of the preferred developer;
3. That the selection criteria and scoring matrix be prepared by the Chief Property Officer and agreed with the Chair of this Committee before being issued to developers;
4. Approval is given for officers to produce a detailed planning brief and options for redevelopment, retention, interventions and potential for partial demolition in consultation with Historic England to inform future redevelopment;
5. Approval is given for officers to approach Historic England, Arts Council of England, Heritage Lottery Fund, Architectural Heritage Fund, other Government Agencies and SYMCA to explore the potential for funding support in the event that there is a viability gap as a result of the listing of the building; and
6. Approval is given for officers to approach Historic England to query elements of the listing description and the weight that they have given to their significance.

5.3 Reasons for Decision

5.3.1 Whilst the decision by the Secretary of State to list the building is not what was anticipated, does not accord with the public consultation undertaken by SCC on the future of the site which supported demolition and replacement and has caused some controversy and anger locally, it has provided the certainty required to take forward redevelopment of the building.

5.3.2 Requesting a review of the decision will, while either process is running, reintroduce uncertainty and could be costly. There is also a risk that developers currently interested in the scheme, despite its listed status,

could withdraw.

5.3.3 It is therefore recommended that in order to secure a future for the building as soon as possible that the proposed recommendations are approved.

5.4 **Alternatives Considered and Rejected**

5.4.1 The alternative options are set out in the body of the report. The legal remedies available to the Council are dealt with in the Closed Appendix to this report.