

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 16th February, 2016

<u>PRESENT:</u>	<u>Name</u>	<u>Organisation</u>
	Mr. Tim Hale (Deputy Chair)	Sheffield Chamber of Commerce
	Prof. Clyde Binfield	Twentieth Century Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society/South Yorkshire Industrial History Society
	Dr. Roger Harper	Ancient Monuments Society
	Mr. Stanley Jones	Hunter Archaeological Society
	Dr. Jo Lintonbon	University of Sheffield
	Mr. Bob Marshall	Royal Town Planning Institute
	Mr. Philip Moore	Sheffield Society of Architects
	Dr. Jan Woudstra	Landscape Institute

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Dr. Philip Booth (Co-opted Member) and Mr. Rod Flint (Georgian Group).

2. **MINUTES**

The minutes of the meeting held on 19th January, 2016 were approved as a correct record, subject to the substitution;-

(a) in item 2(a) of the words “the cottage, barn, coach house and stables to Norwood Grange” in place of the words “Norwood Grange, Groom’s Cottage and Stable Block”;

(b) in items 2(e)(ii) and 2(Q), of the words “Nunnery Goods Depot”, in place of the words “Nunnery Goods Road”;

(c) in item 2(i) of the words “1000 conservation lights would be available to replace” in place of the words “1000 conservation lights would replace”;

(d) in item 2(j)(ii) of the words “the City Councillors” in place of the words “the Group”;

(e) in item 2(C), of the words “ use of Minalloy House ” in place of the

words “use of M House”

(f) in item 2(N), of the words “city wide” for the words “ at Nether Edge”;

(g) in item 3, of the words “research laboratories occupying only about 20% of the building, which would provide as much research accommodation as could easily have been provided within the Edwardian wing of the former Jessop Hospital and a smaller addition to it” for the words “research laboratories occupying only about 20% of the accommodation. However, it had as large a library and study area which could as easily have been provided within the Edwardian wing of the Jessop Hospital and a smaller addition to it.”;

(h) in item 4(c), of the words “The Dingle” in place of the words “the Dingle” and the words “Edgar Wood” in place of the words “Edgar Ward”;

(i) in item 6.3, of the words “Kelham Goit”, in place of the words “Kelham Goyt”;

(j) in item 7(a)(i)(B), of the words “the possible demolition of the former St George’s Vicarage, 197 Western Bank”, in place of the words “condition of the former St. George’s Vicarage, Portobello“; and

(k) in item 7(a)(iii), of the words “a row of prefab houses at Cliffe Road, Stannington” in place of the words “a prefabricated property at Cliffe Road”; and

arising therefrom, the Group noted that:-

(A); the Head of Planning would report back at a future meeting, on the attendance of City Councillors at meetings of the Group;

(B); there would be a presentation on the Urban Design Compendium at the meeting on 15th March next. The Compendium would take account of the location, within the City, of the station for the proposed High Speed Train route;

(C) as yet, no arrangements had been made for representation of the Group, on the Panel which had been established to consider the proposals for Amey to remove trees within the City;

(D) the planning application regarding the Broomgrove Bowling Club had been approved. The only amendment to the application had related to the retention of the gateway with coat arms some of the stonework;

(E) Mike Hayden would take up the post of Head of Planning on 22nd February next;

(F) applicants could appeal against decisions to refuse planning permission, provided that each new submitted scheme was different in some respect from all previous schemes for a site;

(G) the roof of a building on the site of the former St Vincent's Church was being replaced; and

(H) a letter from Mr Greaves, regarding the standard of architecture of the new development on the Moor, had been published by the local press, on the day after the previous meeting of the Group;

3. CHAIR'S REPORT

The Group noted that there was nothing to report under this item of business

4. HEAD OF PLANNING'S REPORT

The Head of Planning reported that Historic England was considering listing the War Memorial at Barkers Pool, which was not a building within the curtilage of the City Hall, as the buildings did not have a common purpose.

The Group noted the information.

5. SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL

The Head of Planning reported that the Sheffield Sustainable Development and Design Panel would begin holding meetings again in the near future and that during the next few weeks existing Members, including Dr. Booth, would receive letters asking them whether they wished to remain on the Panel.

6. HERITAGE ASSETS

The Group considered the following applications for planning permission for development affecting Heritage Assets and made the observations stated:-

6.1 Partial demolition of the existing Grade II boundary wall, to form new vehicular access on site of Haqqani House, Vincent Road (Case Number: 16/00463/LBC)

The Group felt that there was no objection, in principle, to the development.

6.2 Erection of an apart-hotel comprising 70 self-contained units on site of Haqqani House, Vincent Road (Case Number: 16/00308/OUT)

The Group felt the fact that the site was in a very prominent position, in a very dense area, should be taken into account. The Group considered that the former church had been a bastion and the replacement should be a bastion or landmark building, within the context of Abbeydale Road. The Group observed that there was not enough land on the site for 70 parking spaces. The Group felt that 70 units in this design form was an overdevelopment of the site. The Group considered that the previous planning permission was irrelevant, since the church had been demolished.

6.3 Alterations to the facades of the arches facing Walker Street, including provision of cladding and individual letters to windows, infilling of archway to form dancefloor and construction of an open timber deck to the rear of the building facing Savile Street, at Wicker Arches, Walker Street (Case Number: 15/03823/LBC & 15/03308/FUL)

The Group felt that there was no objection, in principle, to the alterations to the facades. The Group observed that the submitted drawings were inaccurate. The Group expressed concern at the safety issues particularly regarding the terrace, which had an effect on the Grade II* listed structure. The Group felt that, if approved, the development must not set a precedent, for the other, adjacent arches.

6.4 Demolition of existing carport and provision of single-storey side extension, single-storey rear extension, alterations to roof including new rear slope, provision of rooflights, widening of first floor front window, replacement of all other windows, removal of render to rear, internal alterations including replacement joists, walls and bathroom at 1 West Carr Cottages, David Lane (Case Number: 16/00350/LBC & 16/00349/FUL)

The Group felt that the principle of development was acceptable, provided it was to create accommodation for occupation by one or two persons, rather than a family. The Group felt that the listed cottages were very small buildings, but accepted that they should be made habitable. The Group considered that the provision of a two-storey extension at the rear could be achieved and the roof could be extended, if the properties were treated with a sensitivity, which was not apparent in the submitted drawings. The Group expressed its

concern at the proposed removal of the plan form of the buildings.

7. MISCELLANEOUS ITEMS

Members reported on various developments affecting heritage assets and conservation areas and the Group noted that:-

- (a) John Stonard would report on the Sheffield Retail Quarter development at the next meeting;
- (b) the manager of the John Lewis store in Sheffield would be transferring to the store in Leeds;
- (c) (i) the planning application regarding Brincliffe Tower had been withdrawn, but there had since been a pre-application meeting regarding the site and work was being done to further the scheme and (ii) Dr. Woudstra had inspected the plans of the Tower, which were part of the archive of papers of the Bagshawe family, held at the Derbyshire Record Office, in Matlock;
- (d) the Guardian newspaper had reported that the Manchester branch of the Twentieth Century Society was taking an interest in the “brutalist architecture” of buildings in Sheffield, such as the Parkhill Flats and the Hallam Tower Hotel;
- (e) the Environment Weeks would be held in May next. The Victorian Society and the South Yorkshire Industrial History Society would lead walks on the 18th of May, around Broomhall, on the 21st of May along the Loxley Valley and on the 25th of May, around the Sheffield Cathedral area;
- (f) Mr. Richard Farnsworth, of Ryecroft Farm, who had championed environmental issues in that area, had died recently; and
- (g) the website of Historic England featured a current exhibition of listed public art, at the Courtauld Institute of Art in London, including public art within Sheffield. The exhibition was also featured on the ‘geotouristsheffieldpostwarpublicart’ app.

(Note; These minutes are subject to amendment at a future meeting)

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