

Case Number	21/03335/LBCRG3 (Formerly PP-09975927)
Application Type	Listed Building Consent by the Council
Proposal	Alterations to buildings to facilitate mixed used development including removal/replacement of staircases, removal of buttress walls, creation of new window and door openings, alterations to windows, floors, ceilings and external floorscape (Application under Regulation 3 - 1992)
Location	20-22 (Henry Leah and Sons Ltd) and 24-26 Cambridge Street Sheffield S1 4HP
Date Received	23/07/2021
Team	City Centre and East
Applicant/Agent	Nineteen47 Ltd
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 must be carried out in complete accordance with the following approved documents:

HOH-FCBS-Z1-ZZ-DR-A-0010 REV P01 - Proposed Site Location Plan
HOH-FCBS-Z1-B1-DR-A-0199 REV P01 - Proposed Uses Basement Level
HOH-FCBS-Z1-00-DR-A-0200 REV P01 - Proposed Uses Level 00
HOH-FCBS-Z1-01-DR-A-0201 REV P01 - Proposed Uses Level 01
HOH-FCBS-Z1-02-DR-A-0202 REV P01 - Proposed Uses Level 02
HOH-FCBS-Z1-03-DR-A-0203 REV P01 - Proposed Uses Level 03
HOH-FCBS-Z1-10-DR-A-0210 REV P01 - Proposed Uses Roof Level
HOH-FCBS-Z1-B1-DR-A-0249 REV P01 - Proposed Demolition and Alterations
Basement Level
HOH-FCBS-Z1-00-DR-A-0250 REV P01 - Proposed Demolition and Alterations Level 00
HOH-FCBS-Z1-01-DR-A-0251 REV P01 - Proposed Demolition and Alterations Level 01
HOH-FCBS-Z1-02-DR-A-0252 REV P01 - Proposed Demolition and Alterations Level 02
HOH-FCBS-Z1-03-DR-A-0253 REV P01 - Proposed Demolition and Alterations Level 03
HOH-FCBS-Z1-10-DR-A-0260 REV P01 - Proposed Demolition and Alterations Roof
Level
HOH-FCBS-Z1-ZZ-DR-A-0700 REV P01 - Sections A + B
HOH-FCBS-Z1-ZZ-DR-A-0701 REV P01 - Sections C + D
HOH-FCBS-Z1-ZZ-DR-A-0800 REV P01 - Proposed Elevations East and West
HOH-FCBS-Z1-ZZ-DR-A-0801 REV P01 - Proposed Elevation South
HOH-FCBS-Z1-ZZ-DR-A-0802 REV P01 - Proposed Courtyard Elevations

HOH-FCBS-Z1-ZZ-DR-A-0850 REV P01 - Proposed Site Elevations
HOH-FCBS-Z1-ZZ-DR-A-3250 REV P01 - Bay Study 01
HOH-FCBS-Z1-ZZ-DR-A-3251 REV P01 - Bay Study 02
HOH-FCBS-Z1-ZZ-DR-A-3252 REV P01 - Bay Study 03
HOH-FCBS-Z1-ZZ-DR-A-3253 REV P01 - Bay Study 04
HOH-FCBS-Z1-ZZ-DR-A-3254 REV P01 - Bay Study 05

Reason: In order to define the permission.

Pre-Commencement Condition(s)

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

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

Windows, doors and reveals
Rainwater goods
New openings to south elevation
New staircases
Wall linings and fire /acoustic ceilings

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

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

- 4 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.

- 5 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.

- 6 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.

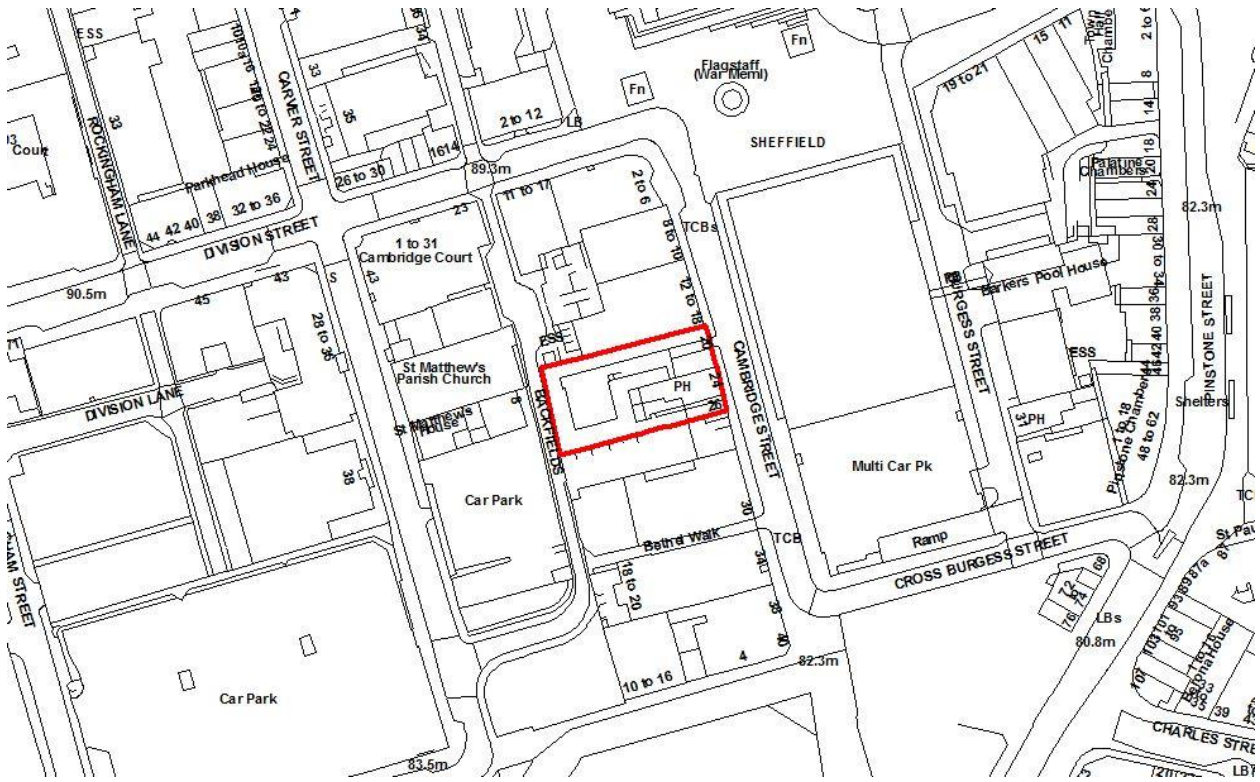
Reason: In order to protect the character of the original building.

- 7 Prior to the relaying of the setts a plan of the proposed paving layout along with a survey of the existing layout shall be submitted to and approved by the Local Planning Authority. Thereafter the setts shall be re-laid in accordance with the approved scheme prior to the occupation of the listed building.

Reason: In the interests of preserving the special character of the listed building.

Other Compliance Conditions

Site Location



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Please see the report attached to application 21/03334/RG3.