
Case Number	22/02586/LBC (Formerly PP-11367743)
Application Type	Listed Building Consent Application
Proposal	Demolition of outbuildings and use of former bakery/cafe (Use Class E) as a dwellinghouse (Use Class C3) with associated alterations to fenestration and landscaping
Location	Mobri Bakery St Mary's Lane Ecclesfield Sheffield S35 9YE
Date Received	08/07/2022
Team	North
Applicant/Agent	Taylor Tuxford Associates
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:

Site Location Plan with Red Line, Drawing Number 20/3029/002/C published 08.07.22

Block Plan, Drawing Number 20/3029/003/C published 08.07.22

Proposed Floor Plans, Drawing Number 20/3029/001/F, published 18.10.22

Proposed Elevations, Drawing Number 20/3029/004/D, published 18.10.22

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

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

4. Large scale details including a section drawing, including materials and finishes, at a minimum of 1:10 showing the proposed insulation and ceiling finishes in context with the roof shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to protect the character of the listed building

5. Details of the proposed mortar mix shall be submitted to and approved in writing by the Local Planning Authority. Following this a sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

6. Details of the insulation boards and fixings together with large scale details including a section drawing, (minimum 1:10) showing the relationship of the

existing walls, subframe and junction details for the installation of this shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to protect the character of the listed building

7. Full details of the proposed design, materials and finishes of all new and or replacement doors and windows shall be submitted to and approved in writing before that part of the development is commenced. The details should include an elevation at 1:20 scale of each window and door and 1:5 scale cross sections showing full joinery and glazing details including any mouldings, head, lintel and cill details and relationship with the external plane of the wall. Thereafter, the works shall be carried out in accordance with the approved details.

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

8. Full details of the insulated floor slab including a detailed sectional drawing at a minimum of 1:10 shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to protect the character of the listed building

9. Large scale details at a minimum of 1:10 of the abutment of new stud walling to the Listed Building shall be submitted to and 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 plans.

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

10. 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.

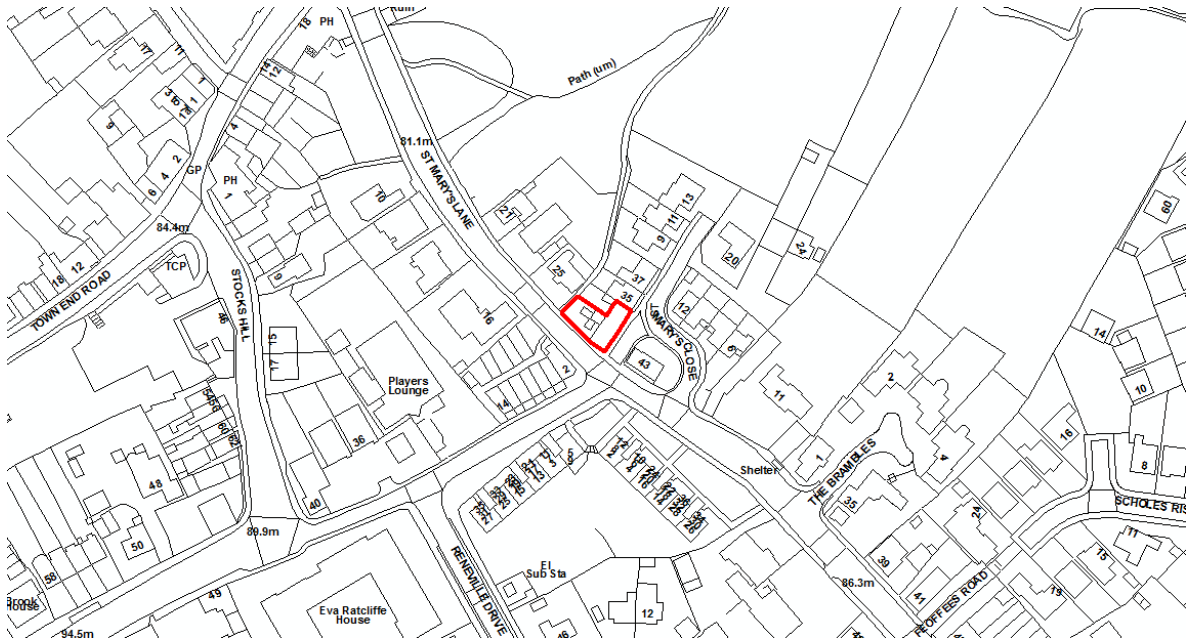
Reason: In order to ensure an appropriate quality of development.

11. Details of new rainwater goods 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.

Other Compliance Conditions

Site Location



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Please see the above report under application 22/02585/FUL.