
Case Number	23/01961/LBC (Formerly PP-12222286)
Application Type	Listed Building Consent Application
Proposal	Refurbishment and alterations to the Duke Street block for a mixed-use development comprising 125 residential apartments, two commercial units (Use Class E) with landscaping, car parking and other associated works (AMENDED PROPOSAL)
Location	Park Hill Estate Duke Street Park Hill Sheffield S2 5RQ
Date Received	19/06/2023
Team	City Centre and Major Projects
Applicant/Agent	Mr Andrew Johnston
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 consent, which shall in all cases take precedence.
 - Landscape General Arrangement - 122018-ASL-00-ZZ-DR-L-0900 - Revision P9 - amended and published 20/10/2023
 - Unfolded Elevations - 278 (00) 200 - Revision P05 - amended and published 03/10/2023
 - Flank R - Balcony Elevation - 278 (00) 201 - Revision P05 - amended and

published 03/10/2023

- Flank S - Balcony & Street Elevations - 278 (00) 203 - Revision P05 - amended and published 03/10/2023
- Flank R - Street Elevation - 278 (00) 202 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Flank T - Balcony Elevation - 278 (00) 204 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Flank T - Street Elevation - 278 (00) 205 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Proposed Location Plan - 278 (00) 001 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Proposed Site Plan 1/2 - 278 (00) 002 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Proposed Site Plan 2/2 - 278 (00) 003 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 4th Floor - Cellar Plan - 278 (00) 101 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 5th Floor - Lower Ground Plan - 278 (00) 102 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 6th Floor - Lower Hague Street Plan - 278 (00) 103 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 7th Floor - Above Street / Upper Hague Street Plan - 278 (00) 104 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 8th Floor - Below / Above Street Plan - 278 (00) 105 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 9th Floor - Long Henry Street Plan - 278 (00) 106 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 10th Floor - Above Street Plan - 278 (00) 107 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 11th Floor - Below Street Plan - 278 (00) 108 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 12th Floor - Norwich Street Plan - 278 (00) 109 - Revision P04 - amended 27/09/2023, published 29/09/2023
- 13th Floor - Above Street Plan - 278 (00) 110 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Roof Plan - 278 (00) 111 - Revision P04 - amended 27/09/2023, published 29/09/2023
- Flat Type A - Below Street - 278 (00) 400 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type B - Below Street - 278 (00) 401 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type C - Above Street - 278 (00) 402 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type C+ - Above Street - 278 (00) 403 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type D - Above Street - 278 (00) 404 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type D+ - Above Street - 278 (00) 405 - Revision P01 - amended 27/09/2023, published 29/09/2023
- Flat Type E - Above Street - 278 (00) 406 - Revision P01 - amended

27/09/2023, published 29/09/2023
- Flat Type E+ - Above Street - 278 (00) 407 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type F - Above Street - 278 (00) 408 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type F+ - Above Street - 278 (00) 409 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type G - Below Street - 278 (00) 410 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type G+ - Below Street - 278 (00) 411 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type H - Below Street - 278 (00) 412 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type H2 - Below Street - 278 (00) 413 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type I - Below Street - 278 (00) 414 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type J - Above Street - 278 (00) 415 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type J+ - Above Street - 278 (00) 416 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type K - Above Street - 278 (00) 417 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type K+ - Above Street - 278 (00) 418 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type M2+ - Below Street - 278 (00) 419 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type P - Above Street - 278 (00) 420 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type Q - Above Street - 278 (00) 421 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type Q+ - Above Street - 278 (00) 422 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type T - Below Street - 278 (00) 423 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type U+ - Below Street - 278 (00) 424 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type V - Above Street - 278 (00) 425 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type W - Above Street - 278 (00) 426 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type X+ - Street Level - 278 (00) 427 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type Y - Above Street - 278 (00) 428 - Revision P01 - amended
27/09/2023, published 29/09/2023
- Flat Type Z - Above Street - 278 (00) 438 - Revision P02 - amended
27/09/2023, published 29/09/2023
- House Type TH1 - Townhouse - 278 (00) 429 - Revision P02 - amended
27/09/2023, published 29/09/2023
- House Type TH2 - Townhouse - 278 (00) 430 - Revision P02 - amended

27/09/2023, published 29/09/2023

- House Type TH3 - Townhouse - 278 (00) 431 - Revision P02 - amended 27/09/2023, published 29/09/2023

- House Type TH4 - Townhouse - 278 (00) 432 - Revision P02 - amended 27/09/2023, published 29/09/2023

- House Type TH5 - Townhouse - 278 (00) 433 - Revision P02 - amended 27/09/2023, published 29/09/2023

- House Type TH7 - Townhouse - 278 (00) 435 - Revision P02 - amended 27/09/2023, published 29/09/2023

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, eaves and verges

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. Before that part of the development commences, details of the mosaic feature walls and the flooring setts to be installed in the residential entrance lobbies 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.

7. 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.

8. 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.

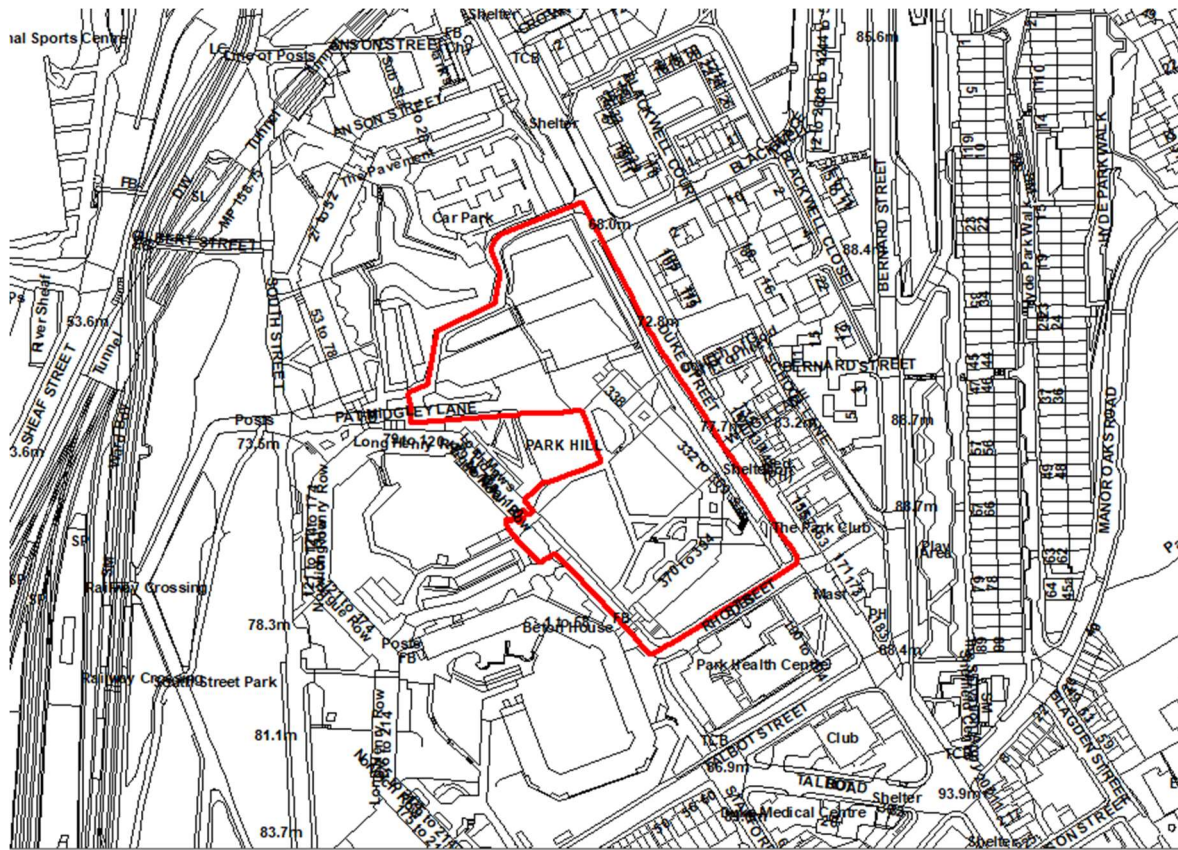
Reason: In order to protect the character of the original building.

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 the report please see 23/01960/FUL

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