

REGENERATION & DEVELOPMENT SERVICES

SUPPLEMENTARY REPORT TO PLANNING & HIGHWAYS COMMITTEE

5 MAY 2015

Case Numbers: 15/00757/FUL & 15/00758/LBC

Proposal: Alterations to building including removal of existing 5th floor office and 6th floor plant rooms and replacement with new 5th and 6th floor office space with new atrium space and lifts

Location: Steel City House, West Street, Sheffield S1 2GQ

INTRODUCTION

Members will recall that this application was listed on the agenda 'to report' because, at the time of writing, officers were only just in receipt of revised sketch proposals for this scheme (following comments from officers and from Historic England about the need to considerably revise the originally submitted proposals) and the fully detailed drawings for the revised rooftop extension were still awaited.

These revised detailed drawings have now been submitted, together with revised 3D visuals. This supplementary report makes a formal recommendation on the detailed scheme proposals.

REPRESENTATIONS

Conservation Advisory Group

Since the report was written the draft minutes of the Conservation Advisory Group (CAG) have been received and are as follows:

"The Group welcomed the opening up of the atrium and the return to office use of the building. However, the Group considered that the addition of two new floors at roof level, which would obtrude above the cornice line, was unacceptable and would have a detrimental impact on views from Church Street and along Trippet Lane. These floors were in a different language from that of the rest of the building, which was of a classical style. The Group felt that anything done above the cornice line should be no higher than the existing mansard."

It should be noted that the rooftop extension design has changed completely since the scheme that was presented to CAG, whose views are similar to those of Heritage

England in respect of the original scheme. These issues have been covered in some detail in the original report.

DETAILED REVISED PLANS

Officers have now had the opportunity to review the detailed revised plans and are satisfied that the revised proposals represent a much more sympathetic addition to this listed building than the originally submitted scheme. It is accepted that the new 6th floor will be visible above the existing imposing parapet/cornice line and that this is a negative aspect of the scheme as alluded to by both Historic England and the Conservation Advisory Group. This must be balanced against the positive aspects of the scheme which include bringing this imposing building back into Grade A office use; resolving all of the current internal circulation difficulties, particularly for people with disabilities; vastly improving the carbon footprint of the building; and removing the unsightly and uncoordinated plant and equipment.

In order to benefit from Sheffield City Region funding the development must also be delivered by the end of the year.

The detailed plans have provided officers with the confidence that the technical specification and finish of the rooftop extension, which is essentially a glass box with the framework inside, are of a high quality and that the imposition of conditions to require large scale details for very specific elements will ensure that the finished product is a crisp and contemporary addition.

SUMMARY AND RECOMMENDATION

As described in the main report, the principle of upgrading and extending this imposing listed building and bringing it back into a viable long-term economic use is accepted.

There is some concern from Historic England and the Conservation Advisory Group that the new 6th floor addition, which protrudes above the existing imposing parapet will harm the character of the building.

However, it is your officers' opinion, having reviewed the detailed plans, that this harm is outweighed by the positive aspects of the scheme, including the public benefit of providing employment opportunities by securing the long-term future of the building. The opening up of the courtyard as an atrium space with new lift access and bridge links is also a positive aspect of this proposal as, whilst these changes will not be visible from any public vantage points, they will provide much needed access / circulation improvements in the building as well as providing a much better degree of natural light penetration into the office spaces.

The existing imposing external facades of the building will remain largely untouched, save for the introduction of some ventilation grilles in existing openings, two sets of new cast iron gates (to match the existing), and a new fire escape door to the West Street façade.

On the basis of the fully detailed revised plans it is now considered that the proposals are broadly in line with the requirements of Unitary Development Plan and Core Strategy Policies as well as the National Planning Policy Framework and it is therefore recommended that both the planning and listed building applications should be granted subject to the listed conditions.

Case Number	15/00757/FUL PP-04012294
Application Type	Full Planning Application
Proposal	Alterations to building including removal of existing 5th floor office and 6th floor plant rooms and replacement with new 5th and 6th floor office space with new atrium space and lifts
Location	Steel City House, West Street, City Centre, Sheffield, S1 2GQ
Date Received	02/03/2015
Team	City Centre and East
Applicant/Agent	SDA Architects Ltd
Recommendation	Grant Conditionally
Date of Recommendation	5 May 2015

Subject to:

- 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 Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing Numbers:

A1D0054 - A(PL)01 099A;
A1D0054 - A(PL)01 100D;
A1D0054 - A(PL)01 105F;
A1D0054 - A(PL)01 106F;
A1D0054 - A(PL)01 107C;
A1D0054- A(PL)01 200E;
A1D0054 - A(PL)01 201E;
A1D0054 - A(PL)01 202E;
A1D0054 - A(PL)01 203C;
A1D0054 - A(PL)01 300C;
A1D0054 - A(PL)01 301B;
A1D0054 - A(PL)01 311

Reason: In order to define the permission.

- 3 Full technical details and a sample of the glazing system (including solar control method) 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 details.

Reason: In order to ensure an appropriate quality in the interests of preserving the special character of the listed building.

- 4 A 1:1 scale detail of the mullion detail to the rooftop glazing system, to particularly show the vertical / horizontal jointing system and the rooftop return corner detail 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 details.

Reason: In order to ensure an appropriate quality in the interests of preserving the special character of the listed building.

- 5 Large scale details, including materials and finishes, at a minimum of 1:20 scale of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:
- Glass balustrade to upper floor terrace
 - New small window vents
 - New ironmongery entrance gates to West Street / Pinfold Street
 - New fire escape door to West Street
 - New window frames incorporating louvres to Pinfold Street / Holly Street
 - New atrium lifts
 - New atrium bridge links
 - New glazing / balustrading to atrium / courtyard walls

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

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

- 6 No gates or doors shall, when open, project over the adjoining highway.

Reason: In the interests of pedestrian safety.

- 7 Within 2 months of the commencement of development full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority and the development shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300).

Reason: To ensure ease of access and facilities for disabled persons at all times

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.
2. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Case Number	15/00758/LBC PP-04012294
Application Type	Listed Building Consent Application
Proposal	Alterations to building including removal of existing 5th floor office and 6th floor plant rooms and replacement with new 5th and 6th floor office space with new atrium space and lifts
Location	Steel City House, West Street, City Centre, Sheffield, S1 2GQ
Date Received	02/03/2015
Team	City Centre and East
Applicant/Agent	SDA Architects Ltd
Recommendation	Grant Conditionally
Date of Recommendation	5 May 2015

Subject to:

- 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.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing Numbers:

A1D0054 - A(PL)01 099A;
A1D0054 - A(PL)01 100D;
A1D0054 - A(PL)01 105F;
A1D0054 - A(PL)01 106F;
A1D0054 - A(PL)01 107C;
A1D0054 - A(PL)01 200E;
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A1D0054 - A(PL)01 203C;
A1D0054 - A(PL)01 300C;
A1D0054 - A(PL)01 301B;
A1D0054 - A(PL)01 311

Reason: In order to define the permission.

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Reason: In order to ensure an appropriate quality in the interests of preserving the special character of the listed building.

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