
Case Number	17/05213/LBC (Formerly PP-06614777)
Application Type	Listed Building Consent Application
Proposal	Removal of existing student accommodation on ground floor and conversion to eight one and two bedroom apartments; removal of organ, pulpit and partial removal of first floor balcony; reinstatement of original main entrance, lobby and route up to first floor level; installation of mezzanine floors in part of the first floor conversion; insertion of new services and party walls/floors; and proposed access improvements with the erection of a new external stepped ramp
Location	Ebenezer Chapel South Road Walkley Sheffield S6 3TD
Date Received	22/12/2017
Team	West and North
Applicant/Agent	Studio Gedye
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 Town and Country Planning Act.

Approved/Refused Plan(s)

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

Drawing nos:
Un-numbered Red-lined Location Plan;
001 Site Plan;
13563-104_G Building Survey Ground Floor Plan;
13563-104_1 Building Survey First Floor Plan;
13563-104_CP Building Survey First Ceiling Plan;
13563-104_S Building Survey Section A-A;

13563-104_S Building Survey Section B-B;
13563-104_E Building Survey Elevation 1;
13563-104_E Building Survey Elevation 2;
13563-104_E Building Survey Elevation 3;
13563-104_E Building Survey Elevation 4;
201 Site Plan;
202 Rev D Ground Floor Plan;
203 Rev A First Floor Plan Scheme 2 Plan;
204 Mezzanine Plan Scheme 2;
205 Section A-A;
206 Section B-B;
207 Rev B Elevations A and C;
208 Rev A Elevation B;
209 Rev A Elevation D;
210 Amenity Space with Bins and Cycle Storage;
211 Rev A Typical Window Detail;
all received on 22.12.17.

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. Notwithstanding the indication given on the submitted drawings, before development commences full details of the design and appearance of the windows shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

4. Before development commences, large scale details of the abutment of new walls to the fabric of the existing building shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

5. Before development commences, details of the re-use of the cast iron columns shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

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

6. Before any works on the building(s) commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, and samples of materials when requested by the Local Planning Authority, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works.

Reason: In order to ensure the protection of the original fabric of the Listed Building

7. A schedule of all fixtures and fittings, with a photographic record, and details of their retention, repair, removal or relocation, including measures securing that the organ and pulpit are placed with the appropriate salvage specialist, shall be approved in writing by the Local Planning Authority before that part of the development commences. The development shall then be carried out in accordance with the approved schedule.

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

8. Before development commences, details of the provision of interpretive material to be displayed on or near the site shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

9. 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.

10. Before development commences, details of a scheme for the provision of restricting opening and obscure glazing or equivalent to the windows to apartments 4 and 5 up to a height of 1.7 metres above the internal floor level of the apartments shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved measures shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of the amenities of occupiers of adjoining property.

11. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

12. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

Other Compliance Conditions

13. The screen fence on the northwest boundary of the site shall be retained and maintained.

Reason: In the interests of the amenities of occupiers of adjoining property.

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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Joint Report – For main report please see 17/05212/FUL

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