
Case Number	18/01700/LBC (Formerly PP-06739154)
Application Type	Listed Building Consent Application
Proposal	External and internal alterations to building for use as student accommodation (Use Class Sui Generis), use of part of ground floor as Use Classes A1, A2, A3, A4 and/or D2, erection of cycle store and provision of landscaping, car parking and service areas, a sub-station and boundary treatments
Location	Park Hill Estate Duke Street Park Hill Sheffield S2 5RQ
Date Received	01/05/2018
Team	City Centre and East
Applicant/Agent	GL Hearn
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 drawings listed in the document entitled 'Park Hill Phase 3 - Schedule of Submission Documents' dated 13 July 2018.

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 of 1:100, of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Entrance canopy
- Windows
- Doors and door surrounds
- Balconies (where replaced)
- New floors to streets
- Eaves
- Roof balustrade
- Integral artwork
- Furniture to streets

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

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

5. The development shall be carried out in accordance with the Park Hill Mosaics Report (by The Mosaic Restoration Company, dated 19th March 2018). Prior to commencement of those works, details of the extent and a sample of the repair and cleaning of the retained mosaics shall be approved by the Local Planning Authority.

Reason: In order to ensure that the fabric of the building is not damaged.

6. Details, including samples, of the extent and specification of brick and concrete repair and cleaning 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.

7. 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.

8. 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.

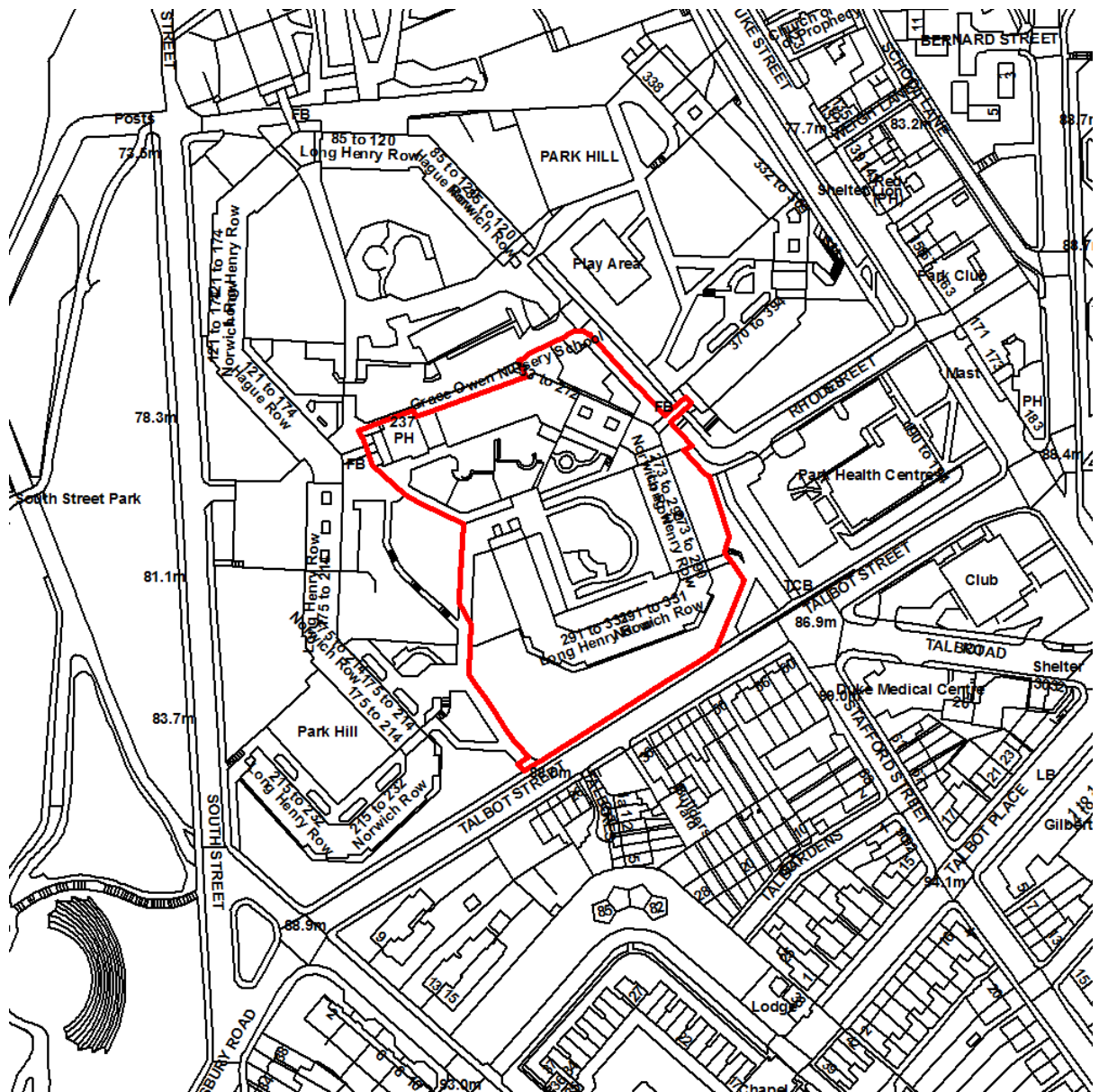
Reason: In order to protect the character of the original building.

Other Compliance Conditions

Attention is Drawn to the Following Directives:

1. The applicant is advised that Section 8(1)-(2) of the Act and DETR Circular 01/2001 requires the English Heritage to be allowed at least one month to record a listed building before demolition takes place (unless they indicate that they do not wish to record it). English Heritage must be notified by applicants of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place. Form Stat E is enclosed with this decision notice for applicants to use to notify English Heritage of their proposals (copies are available from English Heritage).

Site Location



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For report see 18/01699/FUL

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