
Case Number	18/01783/FUL (Formerly PP-06934239)
Application Type	Full Planning Application
Proposal	Internal alterations and erection of a three-storey side extension to building including alterations to site boundary treatment and widening of access gate
Location	Meps (International) Ltd 263 Glossop Road Sheffield S10 2GZ
Date Received	09/05/2018
Team	City Centre and East
Applicant/Agent	Thread Architects Ltd
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:

PA02 Rev D Proposed Site Plan
PA04 Rev D Proposed Plans
PA06 Rev D North and South Elevations and Sections
PA08 Rev D West and East Elevations as proposed

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. 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 prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

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

4. No development shall commence until a report providing full details of the measures to protect the adjoining Supertram infrastructure from the impacts of the development has been submitted to and approved in writing by the Local Planning Authority. The report shall address the following matters:

- Drainage Impact
- Use of Cranes / Plant in proximity to tram infrastructure
- Excavation / Earthworks in proximity to tram infrastructure
- Vehicle safety barriers
- Disruption
- Fail safe construction methods
- Landscaping Impact
- Lighting Impact
- Maintaining access to tram infrastructure
- Method statement including construction traffic management plan

Reason: In order to ensure the protection of the Supertram infrastructure and the integrity of the service

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

5. Prior to the commencement of development full details of the boundary treatment for the site including elevations, and details of coping stones, gate posts and gates where proposed shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be installed before the development is occupied and thereafter retained.

Reason: In order to ensure the appropriate quality of development

6. Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of the access and facilities for people with disabilities, as shown on the plans, shall have been submitted to and approved in writing by the Local Planning Authority and the extension shall not be used unless such access and facilities have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

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

7. Large scale details, including materials and finishes, at a minimum of 1: 10; of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Junctions between the extension and the original building
Glazed Link/Curtain Walling System
Coping
Windows (inc vents)
Door and Side Panel
Soffits
Window Reveal
Panel Upstand to full height windows
Perforated Screen - including method of fixing
Brickwork detailing
Gate to entrance door
Gate to side access point
Gate to rear access point

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

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

8. 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.

9. 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.

10. The design and location of all new 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.

11. 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.

12. 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.

Other Compliance Conditions

13. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black.

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

14. The extension shall not be used unless a level threshold has been provided to the entrance thereto in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such level threshold shall be retained.

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

15. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

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

16. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

Attention is Drawn to the Following Directives:

1. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

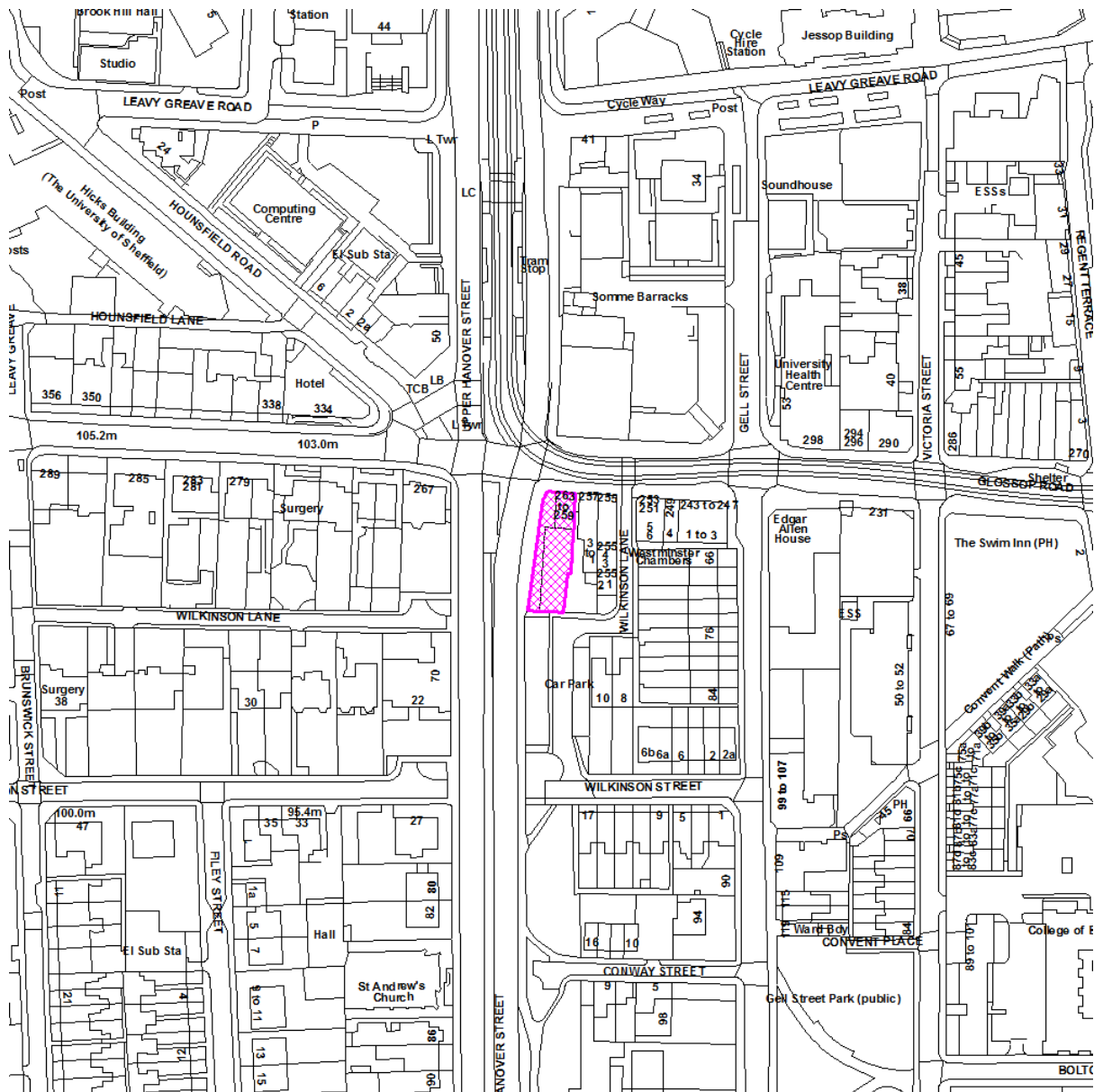
This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6136
Email: dawn.jones@sheffield.gov.uk

2. 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.
3. The applicant is advised that advertisement consent and listed building consent will be required for any signage to either the original building or the extension.

Site Location



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LOCATION AND PROPOSAL

This is a joint report covering Full Planning and Listed Building applications for 263 Glossop Road (references 18/01783/FUL and 18/01784/LBC).

The applications relate to a Grade II Listed Building which currently houses a hairdresser to the ground floor and office accommodation to the upper floors. There is a small area of parking to the rear of the property and an area of soft landscaping to the side, enclosed by a brick wall, which rounds the corner from Glossop Road and along Hanover Way.

The property was formerly part of a longer terrace which continued up to the Corner of Glossop Road, turning along Upper Hanover Street. This portion of the terrace was demolished to make way for the ring road, leaving the gable of No. 263 exposed.

The subject property, and the majority of the rear parking and landscaped area, is located within an area designated as the Central Shopping Area in the Unitary Development Plan. The lower portion of the rear parking area is within an area designated as a Housing Area in the Unitary Development Plan.

The site is also located within the Hanover Conservation Area.

This application seeks consent for internal alterations to the premises to facilitate the expansion of the office accommodation and the erection of a three storey side extension to the existing building. As part of these works it is also proposed to amend the site boundary treatment and widen the access gate.

The extension proposed will be linked to the existing Listed Building via a glazed three storey link before leading into a brick extension with punched openings and perforated metal panels over the openings and metal reveals.

The proposed roof will have a shallow pitch, and will be set behind a parapet wall. To the rear, from where the access will be taken, the extension will have an overhanging element to the first and second floors. A side gate will provide access from Hanover Way and vehicular access will be from the rear, as per the existing arrangement.

RELEVANT PLANNING HISTORY

The most relevant planning history is set out below and the full planning history is available on the main file.

07/02722/FUL	Three-storey rear extension to form offices Refused 10.10.2007
07/02904/LBC	Three-storey rear extension to form offices Refused 10.10.2007

SUMMARY OF REPRESENTATIONS

There have been 4 representations from individuals and amenity organisations regarding this application. These include objections from The Georgian Society, Hallamshire Historic Buildings and Save Britain's Heritage.

The following concerns were raised by a member of the public:

- The proposal is for an overtly and self-consciously modern addition to an early 19th century building. The building is listed, lies within the Hanover Conservation Area, and forms part of the setting of a further 14 listed buildings.
- The site is also identified in the Urban Design Compendium as a character area within the Devonshire Quarter. The location is dominated by two large and well-integrated groups of heritage assets: the mid-19th century houses and shops, and the early 20th century buildings.
- Local buildings complement one another and later buildings adopt the feature of older ones. Whilst the Inner Ring Road splits Glossop Road there is clear visual continuity between the east and west sections, and the proposed extension will intrude upon this continuity.
- The massing and design is inappropriate to the local context.
- The impact on existing heritage assets is not assessed and the supporting submissions do not mention the Conservation Area.
- The extension has been designed to be subservient so as to minimise its impact and the glazed used to distance the extension due to it being out of keeping.
- The overall design and appearance of the extension is wholly out of character for both the host property and the local context - with a number of detailed reasons for this opinion being cited.
- The application does not refer to planning policy, and the requirements of the NPPF have not been met in respect of describing and considering the heritage asset.
- The proposal does not accord with the aims of local policy in respect of design and impact upon conservation areas.
- That the development site is in a prominent location, causes unjustified harm, and sends a message to passers-by that Sheffield does not value or respect its heritage.

The Georgian Group makes the following comments:

- The property is part of a notable group of listed buildings which occupy the south side of Glossop Road. The buildings are unified and red brick is common in the Hanover Street Conservation Area.
- The insertion of a dual carriageway left a scar in the formerly continuous early nineteenth century streetscape, it is therefore important the building line and materials relate to the townscape and the appearance of the conservation area.
- 263 Glossop Road is in a prominent location and visible from the east and west ends of Glossop Road and the north and south along Upper Hanover Street.
- The proposed development is not sympathetic to the original structure or the character of the Hanover Conservation Area.

- The proposed fenestration design interrupts the authentic 19th century terraced house design of a predominately brick facade.
- The Georgian Group advises that there is an opportunity with the proposed development to both mitigate the harm caused by the construction of the dual carriageway and fully utilize the corner plot available. A new structure which occupies the majority of the plot fronting onto Upper Hanover Street, and which also has a formal frontage to the dual carriageway would help to reinstate the original urban grain of this part of Glossop Road. The NPPF (137) states that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.' (*Members should note that the NPPF has been updated since this representation was received so this reference refers to the 2012 version)
- The Georgian Group recommends that this application be withdrawn until the applicant can return with designs that both preserve and enhance the character of the conservation area and fully follow the principles and the guidelines set out in the NPPF.

Hallamshire Historic Buildings have made the following comments:

- The proposal will harm the significance and setting of listed buildings, and would be in breach of National Planning Law, contradicting the NPPF
- A planning application submitted in 2007 outlined a proposal that was broadly in keeping with the character of the building, but which included UPVC windows. SCC planning department at the time rejected that proposal, and it is queried on what basis protection offered to listed buildings has been so greatly diluted since then
- HHB has learnt that SCC planning department specified a contemporary design at the outset and this would place SCC, if approved, in clear breach of planning law, for example NPPF 132 and 139 mentioned above. (*Members should note that the NPPF has been updated since this representation was received so this reference refers to the 2012 version)

SAVE Britain's Heritage has made an objection on the following grounds:

- The proposed building does not make a positive contribution to the conservation area and compromises the setting of the adjacent listed buildings.
- The site sits within the Hanover Conservation Area directly next to a series of handsome early 19th century buildings which are listed at grade II. Since Upper Hanover Street was built in the 1980s, the gable end of no. 263 Glossop Road overlooks a busy road junction. The proposed office extension to no. 263 now offers the opportunity to provide a satisfying corner solution.
- Whilst the size and brickwork are appropriate, the proposal is not yet successful as the elevational treatment is over complex and would benefit from simplification.

- It is considered that the number of design ideas, such as the glazed gap, narrow and broad windows, chamfered reveals, metal lining and perforated metal panels, is at odds with the limited scale of the scheme and would overwhelm the quiet dignity of no. 263 and would harm the significance of both the surrounding conservation area and the setting of the adjacent listed properties.
- The current proposal should be assessed in the context of the National Planning Policy Framework (NPPF) on the extent of harm which would be caused to designated heritage assets, the conservation area and the listed buildings. SAVE considers the scheme's unbalanced and over-ambitious design constitutes substantial harm to the conservation area and therefore is the type of development that should only be allowed in exceptional circumstances (NPPF para 132).
- Save consider that the local planning authority should look for opportunities provided by development proposals to enhance or better reveal the significance of Conservation Areas (NPPF 137) and the current proposal fails to do so by inserting a structure which lacks design refinement and is inappropriate for the Conservation Area. As the proposal stands adjacent to listed properties, it is clear that this scheme would cause substantial harm to the Conservation Area, and the application therefore contradicts NPPF 133 and 138. (*Members should note that the NPPF has been updated since this representation was received so this reference refers to the 2012 version)
- SAVE consider that the application should be refused.

South Yorkshire Passenger Transport Executive have also commented on the application and have provided comments in relation to: drainage and flows needing to be diverted from the tramway; the need to protect the nearby rail line and overhead electrical support throughout the entire construction process and as a result of choices in relation to landscaped and access. It is requested that conditions are applied in relation to drainage, boundary treatments, barriers, lighting, landscaping and associated method statements.

Sheffield Conservation Advisory Group has also reviewed the application and has made the following comment:

“The Group felt that there was no objection, in principle, to the proposal subject to consideration being given to the use of corten steel as the prime material of construction and to the details, particularly regarding the form of the brick panels, if that is the selected construction material, being to the satisfaction of the Chief Planning Officer. Given that the location of the pole supporting the Supertram overhead wire made a satisfactory layout difficult, the Group requested that the possibility of attaching the overhead wire to the building be explored further.”

PLANNING ASSESSMENT

Principle of Development

The subject site is located within the Central Shopping Area. Policy S3 'Development in the Central Shopping Area' sets out the preferred and acceptable uses in this area. Business uses falling within use class B1 are cited as being acceptable. The proposal is therefore in line with the aims of Policy S3.

Policy S10 'Conditions on Development in Shopping Areas' sets out that new development will be permitted provided that it would not lead to a concentration of uses which would prejudice the dominance of preferred uses in the Area or its principal role as a Shopping Centre. The proposed extension will infill a previously undeveloped area, and therefore will be creating new office floor space rather than affecting existing retail frontage/floorspace so the development is not contrary to this policy.

Only minor changes to the existing parking, boundary treatment and vehicular access point are proposed in the area designated as a Housing Area.

Impact on the Historic Environment, Design and Layout

The subject property is a Grade II listed building and is also located within the Hanover Conservation Area.

In relation to listed buildings, Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 states that local planning authorities shall have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

The newly published NPPF sets out that heritage assets' should be conserved in a manner appropriate to their significance.

The NPPF (para 189) requires that applicants describe the significance of any heritage asset affected and provides guidance on the minimum requirements. The application submission includes a heritage statement.

The NPPF (para 193) also sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The NPPF also sets out the case where harm to the heritage asset will result and how this should be treated. For the reasons to be explained below your officers do not consider that the development proposal will result in harm. Paragraph 200 sets out that local planning authorities' should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance, and that proposals which preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.

The NPPF section 12 'Achieving well-designed places' sets out that the creation of high quality buildings and places is fundamental. Paragraph 127 sets out a number of criteria that new development should achieve including functioning well for the lifetime of the development, being visually attractive as a result of good architecture, layout and effective landscaping, being sympathetic to local character and history, whilst not preventing or discouraging appropriate innovation or change.

Core Strategy Policy CS74 'Design Principles' sets out that high quality development will be expected in all new developments and that development should also respect, take advantage of and enhance the distinctive features of the City, its districts and neighbourhoods.

As the property is located within a Conservation Area, Policies BE15 'Areas and buildings of special architectural and historic interest', BE16 'Development in Conservation Areas' and BE17 'Design and Materials in Areas of Special Architectural or Historic Merit' are all relevant. The aim of these policies is to ensure that any development preserves and enhances the character and appearance of the Conservation Area and that appropriate materials and design are utilised in the extension of buildings.

Policy BE19 'Development affecting Listed Buildings' sets out that proposals for internal/external alteration which would affect the special interest of a Listed Building will be expected to preserve the character and appearance of the building. Development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting. These policies are consistent with the aims of the NPPF.

Policy S10 'Conditions on Development in Shopping Areas' sets out that development should be well designed and of a scale and nature appropriate to the site.

Policy H14 'Conditions on Development in Housing Areas' sets out that new development and extensions should be well designed and would be in scale and character with neighbouring buildings (although this is only relevant to the minor changes to the existing parking, boundary treatment and vehicular access point).

Design Development/Constraints to Development

The proposed extension to No.263 has been designed to address the constraints of the site, which includes: the long and narrow nature of the plot; the adjoining Grade II Listed Building; the plot's position within the Hanover Conservation Area; the need to address both Glossop Road and Hanover Way; the protection of the Sheffield Supertram overhead cable pole; and the accommodation needs and design aspirations of the applicant.

Your officers support the design development that has been undertaken by the applicant. A contemporary approach to extending the building is advocated and it is not considered that a pastiche approach to the extension would be the most appropriate design response in this instance. The preference of the applicant is for a contemporary approach and this is supported in principle.

The development site is narrow, and it is not considered that it would have been wide enough to replicate the previous form of the long demolished adjoining buildings as this would likely have created an overly complicated design for such a small extension. In order to avoid this over-complication it was proposed that a restrained palette of materials be used – this is an approach that is nationally

supported as best practice with listed buildings by Historic England. In terms of this development proposal, it is considered that this approach creates an appropriate juxtaposition between the old and the new, and is subservient to the host building, whilst still adhering to a set of design principles.

It would have been desirable to set the extension further forward to address the corner of Glossop Road, but the pole supporting overhead cables for the Supertram network is at the frontage of the site and needs to be protected, including through foundation design. The proposed extension has therefore been brought as far forward as possible, given this site specific constraint.

Design

The proposed glazed linkage creates a breathing space for the existing listed building to be showcased. The use of a glazed link is a common contemporary method of achieving this effect and it is supported as a principle for extending this listed building. The glazed link as proposed is horizontally divided into three sections, and acknowledges the three hierarchical storeys of the existing building. The height of the extension, being below that of the adjacent listed building, also gives a further subservience to the extension.

In terms of the solid element of the building, this acknowledges and replicates the width, verticality and rhythm of the adjacent terrace. This is considered to be a positive element of the proposal. Similarly, the gable end of the extension facing onto Hanover Way has a high wall to window ratio, which is considered to be an appropriate response to a gable end that that would normally be relatively blank with punched, deep reveal openings.

Whilst the host building has been rendered, the use of brickwork is considered to be appropriate, given that the overriding material in the immediate Conservation Area is brick.

The windows are proposed to be metal framed, double glazed units with mesh metal panels over the opening vents and with metal detailing to the reveals. The metal panels and reveals will be in anodised aluminium. A sliding perforated gate is also proposed to the rear entrance to provide additional security when the premises are closed.

These are considered to be appropriate materials choices, in principle, subject to final details. It is not considered that this will overwhelm either the extension or be detrimental to the existing listed building, due to the juxtaposition and subservience of the extension.

The roof will be shallow pitched grey GRP (Glass Reinforced Plastic) behind the brick parapet, which is also considered to be appropriate in principle and will not compete with the pitched slate roof to the listed building.

The main layout of the building will remain unchanged, with stud walls being used to create a print room, kitchen and toilet facilities and the former external wall opened up to new doorways to be created, which will allow access from the existing building

into the extension. The internal alterations required will facilitate the extension of the building, and are not considered to be detrimental to the character or nature of the listed building and are considered to be acceptable in principle.

Overall, it is considered that the proposed extension is a high quality, designed building - that is an appropriate contextual response, which respects the surrounding buildings, listed building and Conservation Area and creates a bold modern addition to a prominent corner at a major road intersection.

Whilst the design is supported, the key to the successful build out of this proposal will be in the materials choice and detailing. These will be secured by condition.

In conclusion it is considered that the character and appearance of the listed building and the Hanover Conservation Area (and thereby the significance of the heritage assets) will be preserved, and that the proposed development accords with Policies BE15 and BE19 of the UDP and the guidance contained within the NPPF.

Boundary Treatment and Landscaping

The existing retaining boundary wall with metal railings and the internal brick retaining wall behind this are proposed to be removed - with only the outer boundary wall replaced. This will be rebuilt to an increased height of 1.6 metres with brick coping

This would remove the existing planting bed, but in its place 4 new trees will be planted and there will be a further landscaped bed adjacent to the rear access door.

The introduction of a solid wall will reduce the potential for natural surveillance. However, it is also noted that the current arrangement of wall and railings is a problem for the applicants due to litter (including from drug use) and there is a strong desire to address this problem as part of these redevelopment proposals.

The current boundary treatment is a later addition to the property - necessitated by the construction of the inner ring road - rather than an original feature. Officers consider that the wall, linked from the proposed extension, will work in design terms and complement the overall; development. Given the cited failings of the current arrangement and that the wall is not an original feature, it is not considered that there are sufficient grounds to retain the current boundary treatment.

A side access gate will be created to allow access from Hanover Way, and a new gate will be added to the rear access on Wilkinson Lane. The principle of this is considered to be acceptable, subject to the submission of final details by condition.

The trees proposed will be adjacent to the wall, and this may need further consideration in relation to the exact siting and the current size of the tree pit. It is considered reasonable that the final details of the landscaping scheme are addressed by condition in order to find an appropriate solution- subject to the overall principle of the extension being supported.

Lighting

Downlights are proposed to the overhanging soffit at the entrance and there will be lighting to the final signage proposal. In order to ensure that these are appropriate to the setting and the building, and to ensure that there is no dis-amenity as a result. A condition is recommended which requires final details of this to be submitted.

Design Conclusions

Overall, the proposal as submitted is considered to satisfactorily address the aims of the NPPF in respect of both design and the protection of heritage assets; Core Strategy Policy CS74; and Unitary Development Plan Policies BE15, BE16, BE17 and BE19.

Amenity

The NPPF section 12 'Achieving well-designed places' sets out that the creation of high quality buildings and places is fundamental. Paragraph 127 sets out a number of criteria that new development should achieve including criteria f) which includes a reference to ensuring a high standard of amenity for existing and future users.

Policy S10 'Conditions on Development in Shopping Areas' sets out that development should not cause residents or visitors to suffer from unacceptable living conditions and be well designed and of a scale and nature appropriate to the site.

Policy H14 'Conditions on Development in Housing Areas' sets out that sites should not be overdeveloped or deprive residents of light, privacy or security.

The footprint of the proposed extension is not such that it will result in any unacceptable dis-amenity to the adjacent residential properties which look over the carpark/landscaped area at the rear of the site. The extension will not bring new built development in front of the windows looking over the site so will not result in any unacceptable overbearing or loss of privacy as a result. It is noted that there will be a projection beyond the existing rear elevation of the listed building, but through distance and, as the existing building breaches the 45 degree line from the flats at the rear of No.257 Glossop Road, it is not considered that this will result in an unacceptable loss of amenity. It is considered therefore that the amenity of existing residential occupiers will not be compromised, whilst existing and future occupiers of the commercial property will also be satisfactory.

The nature of the use as offices, is unlikely to result in significant dis-amenity in respect of noise or disturbance, however, it is conceivable that noise from plant such as air conditioning etc. could. In conjunction with the need to protect the character of the listed building it is recommended that a condition be applied which requires that no plant or equipment is installed without prior approval, in order to ensure that neighbouring residential properties do not suffer from dis-amenity.

The proposal is considered to comply with the aims of the NPPF and Policies S10 and H14 of the UDP.

Highways

The NPPF (para 108) sets out that development should ensure that appropriate opportunities to promote sustainable transport modes can be or have been taken up given the type of development and its location and that that safe and suitable access to the site can be achieved by all users. NPPF (para 110) also sets out the requirements for development in highway terms in achieving the overall aims of promoting sustainable transport.

Policy S10 'Conditions on Development in Shopping Areas' sets out that the development will also need to be adequately served by transport facilities and provide safe access to the highway network and appropriate off street parking as well as not endangering pedestrians.

Policy H14 ' Conditions on Development in Housing Areas' requires that development provides safe access to the highway network and appropriate off street parking and does not endanger pedestrians.

The proposed development will result in a reconfiguration of the space to the rear, where there is currently unmarked parking provision for 8 cars. The amendments proposed will see the provision of 8 parking spaces, which will be unmarked, and 2 disabled parking bays which will be marked out. The level of parking provision is considered to be acceptable in this city centre location, in such close proximity to the public transport network and wider city centre parking facilities.

The existing entrance gate into the yard area will be widened to allow ease of access into the parking area; this is considered to be acceptable in principle. It is recommended that a condition is applied requiring final details of this widening to ensure an appropriate finish.

Overall, the development proposal is considered to satisfactorily address the aims of the NPPF and Policies S10 and H14 of the Unitary Development Plan.

Access

The plans show the provision of a ramped access from the parking area to the property and a level access into the property. The plans also show the provision of two disabled parking bays. The provision of improved accessibility to the premises is welcomed. However, it is acknowledged that the listed nature of the building means that the potential extent of works to improve wider accessibility within the building is limited. The final nature of the proposed accesses and parking will need a further refinement and therefore it is recommended that a condition be applied which seeks the submission of further details.

RESPONSE TO REPRESENTATIONS

Your officers, at both the pre application and application stage, have given great consideration to the impact of the proposals upon both the Conservation Area and the Listed Building.

For the reasons set out in this report, it is considered that the scale, massing and design of the proposal are appropriate to the setting and the host listed building. For the reasons set out your officers conclude that the proposal accords with both national and local policy.

Your officers, as justified in this report, do not consider that the proposal causes unjustified harm, or that it sends a message that Sheffield does not value or respect its heritage.

The design development section of this report outlines the constraints to development and why the proposal is as presented.

Each application is determined on its own merits, and the reasons for refusal of the previous scheme related to both design and the impact upon the amenity of the neighbouring properties. That proposal was also in an entirely different format and location on the listed building to the proposal now being considered.

A contemporary addition to a listed building or within the Conservation Area is not in breach of planning law, and neither is the NPPF a prescriptive law.

SUMMARY AND RECOMMENDATION

The proposed development has been subject to strong objections on the grounds of the impact on both the Conservation Area and the host listed building. However, your officers, including the conservation team have given detailed consideration to the design and siting of the proposed extension and consider that this contemporary addition is appropriate in this case and that the proposal will not be harmful to either the Conservation Area or the listed building. The proposal has responded appropriately to both the constraints of the site and the context, and the resulting proposal is one which your officers consider accords with the aims of both national and local planning policy.

The proposal is also considered to be satisfactory in terms of the impact upon amenity and highways. It is considered that the imposition of a series of conditions can secure an appropriate quality of development.

The proposal is considered to be consistent with the aims of the NPPF, Policy CS74 of the Core Strategy and Policies S10, H14, BE5, BE15, BE16, BE17 and BE19 of the Unitary Development Plan.

The scheme is therefore recommended for approval subject to the listed conditions.

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