
Case Number	18/04237/LBC (Formerly PP-07261219)
Application Type	Listed Building Consent Application
Proposal	Part demolition and extension of existing buildings, conversion of existing buildings and erection of a six-storey building to create a total of 97 residential units, ground floor commercial unit and associated landscape works
Location	Harrison Fisher & Co Ltd Eye Witness Works Milton Street Sheffield S3 7WJ
Date Received	08/11/2018
Team	City Centre and East
Applicant/Agent	Mr Andy McMullan
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 following approved documents:

EWW SKM (00) 100 site location plan

EWW SKM (00) 110 proposed site boundary plan

EWW SKM (00) 111 proposed basement plan

EWW SKM (00) 112 proposed ground floor plan

EWW SKM (00) 113 proposed first floor plan

EWW SKM (00) 114 proposed second floor plan

EWW SKM (00) 115 proposed third floor plan

EWW SKM (00) 116 proposed fourth floor plan

EWW SKM (00) 117 proposed fifth floor plan
EWW SKM (00) 118 proposed roof plan

EWW SKM (00) 210 proposed elevations - sheet 01
EWW SKM (00) 211 proposed elevations - sheet 02
EWW SKM (00) 212 proposed elevations - sheet 03
EWW SKM (00) 213 proposed elevations - sheet 04
EWW SKM (00) 214 proposed elevations - sheet 05

EWW SKM (00) window justification statement
EWW SKM (00) design and access statement
EWW SKP 01- 05 cycle storage plan / schedule
EWW SKP 06 retained features plan - ground floor
EWW SKP 07 retained features plan - first floor
EWW SKP 08 retained features plan - second floor
EWW SKP 06 retained features plan - ground floor

Reason: In order to define the permission.

Pre-Commencement Condition(s)

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

3. 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, 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 protect the character of the original building as, if works commence without this in place, there is potential for unacceptable harm to occur.

4. 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.

5. 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 before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

6. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows, window reveals and window surrounds;
Doors and door surrounds;
Rooflights
Abutment of new internal and external walls to existing fabric

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

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

7. Masonry shall be pointed or bedded using a lime mortar mix that is weaker than the surrounding masonry. The colour of the new mortar should match the original mortar before weathering. No proprietary coloured mixes of pigments shall be used. A sample panel of proposed pointing shall be approved in writing by the Local Planning Authority before that part of the works commences.

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

8. Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved in writing by the Local Planning Authority prior to that part of the works commencing and the works 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.

9. 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.

10. 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

11. There shall be no replacement, alteration or repair of any part of the original roof structure without the prior written approval of the Local Planning Authority of details of timbers to be removed, altered and repaired and details and specifications of all replacement timber members.

Reason: In order to ensure that inappropriate alterations are avoided.

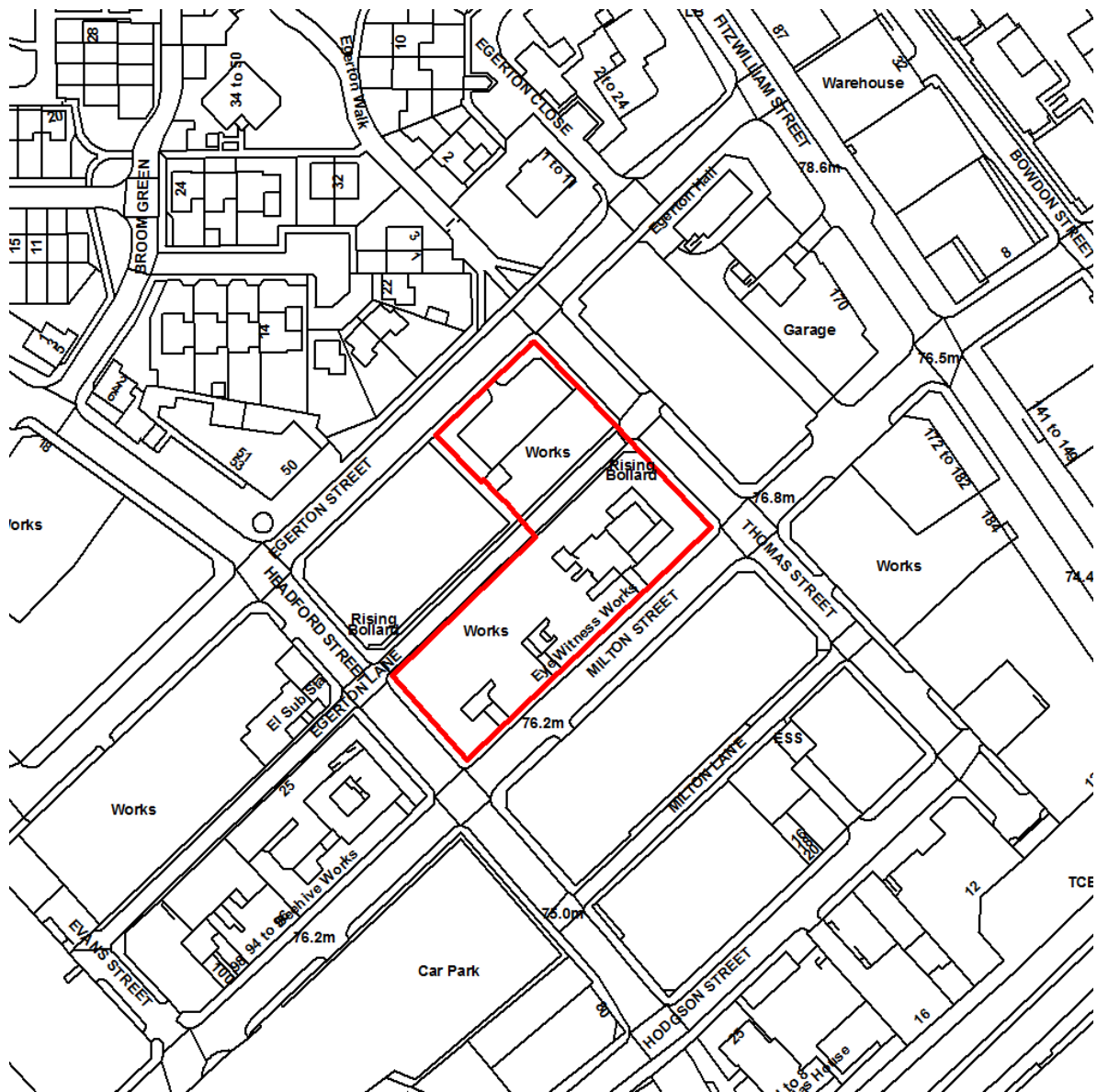
12. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black.

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

13. Chimney stacks and pots shall be retained in situ and, where repaired, should be reinstated to their original appearance using materials to match existing.

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

Site Location



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For main report see 18/04236/FUL