
Case Number	19/03052/FUL (Formerly PP-08083016)
Application Type	Full Planning Application
Proposal	Restoration, refurbishment, internal alterations and change of use of building to form 12 serviced apartments (Sui Generis), 12 'Pod' hotel rooms (Use Class C1), communal roof terraces, use of basement/lower ground floor levels as a 'Souk' comprising of A1/A3/A4/D2 uses and associated ancillary reception, offices, storerooms, laundry and cycle/refuse stores
Location	The Court House Castle Street Sheffield S3 8LT
Date Received	16/08/2019
Team	City Centre and East
Applicant/Agent	Urbana Town Planning 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:

02-0319-SK1.13A - Basement Level 2 - Proposed
02-0319-SK1-14 - Basement Level 1 - Proposed
02-0319-SK1.15A - Level 1 - Proposed
02-0319-SK1.16B - Levels 2-3 - Proposed
02-0319-SK1.17 - Level 4 - Proposed
02-0319-SK1.18C - Levels 5-6 - Proposed
02-0319-SK1.19 - Level 7 - Proposed
02-0319-SK1.20 - Level 8 - Proposed

02-0319-SK1.21A - East Elevation - Proposed
02-0319-SK1.22A - South Elevation - Proposed
02-0319-SK1.23A - West Elevation - Proposed
02-0319-SK1.24 - North Elevation - Proposed

02-0319-SK1.25 - Basement Level 2 - Demolition Plans
02-0319-SK1.26 - Basement Level 1 - Demolition Plans
02-0319-SK1.27 - Level 1 - Demolition Plans
02-0319-SK1.28A - Levels 2-3 - Demolition Plans
02-0319-SK1.29 - Level 4 - Demolition Plans
02-0319-SK1.30B - Levels 5-6 - Demolition Plans
02-0319-SK1.31 - Level 7 - Demolition Plans
02-0319-SK1.32 - Level 8 - Demolition Plans

02-0319-SK1.33 - Court 1 - Mezzanine Section
02-0319-SK1.34A - Souk and Basement 2 Entrance Sectional Elevations
02-0319-SK1.35A - Cart Entrance Sectional Elevations

02-0319-SK1.36 - Service Plans and DDA Adaptions
02-0319-SK1.37 - Reception Screening Details
02-0319-SK1.38B - Cell Pod Details

02-0319-SK1.39C - Law Court 3 Elevations - Existing
02-0319-SK1.40D- Law Court 3 Elevations - Proposed
02-0319-SK1.41D - Law Court 2 Elevations - Existing
02-0319-SK1.42C - Law Court 2 Elevations - Proposed
02-0319-SK1.43B - Judges Offices Elevations - Existing
02-0319-SK1.44B - Judges Offices Elevations - Proposed

02-0319-SK1.45B - Law Court 1 Roof Terrace and Mezzaning Details -
Existing and Proposed
02-0319-SK1.46D - Law Court 1 Elevations - Existing and Proposed

Judges Offices - Photographic Illustration of Proposed Internal Works (dated
05/11/2019)

Law Court 1 - Photographic Illustration of Proposed Internal Works - Rev A
(dated 25/11/2019)

Law Court 2 - Photographic Illustration of Proposed Internal Works (dated
05/11/2019)

Law Court 3 - Sheet 1 - Photographic Illustration of Proposed Internal Works
- Rev A (dated 25/11/2019)

Law Court 3 - Sheet 2 - Photographic Illustration of Proposed Internal Works
- Rev A (dated 25/11/219)

Heritage Statement by ARS Ltd (Report 2019/153) dated November 2019
plus Addendum to Heritage Statement dated November 2019.

Reason: In order to define the permission.

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

3. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway, it is essential that this condition is complied with before any works on site commence.

4. No development shall commence until confirmation has been submitted to and approved by the Local Planning Authority that the measures detailed in the Ecological Impact Assessment produced by LM Ecology (dated August 2019) published on 16 August 2019 that need to be carried out before work starts on site have been carried out.

Reason: To ensure adequate mitigation for the presence of protected species

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

5. 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.

6. 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 the 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.

7. 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.

8. 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:

- Windows;
- Window reveals;
- Internal and external doors;
- Roof slates;
- Leadwork;
- Valley/rainwater goods and downpipes.

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

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

9. Before the first occupation of the site a full servicing strategy for deliveries and collections to the different elements of the building shall have been submitted to and approved by the Local Planning Authority. All future servicing shall then be carried out in accordance with the approved strategy.

Reason: In the interests of highways safety.

10. The serviced apartments shall not be occupied until details of a scheme have been submitted to and approved by the Local Planning Authority to ensure that future occupiers of these units will not be eligible for resident parking permits within the Controlled Parking Zone. The future occupation of these units shall then occur in accordance with the approved details.

Reason: In the interests of highway safety and the amenities of the locality it is essential for this scheme to be in place before the use commences.

11. Prior to the installation of any commercial kitchen fume extraction system full details, including a scheme of works to protect the occupiers of adjacent dwellings from odour and noise, shall first have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Drawings showing the location of the external flue ducting and termination, which should include a low resistance cowl.
- b) Acoustic emissions data for the system.
- c) Details of any filters or other odour abatement equipment.
- d) Details of the systems required cleaning and maintenance schedule.
- e) Details of a scheme of works to prevent the transmission of structure borne noise or vibration to other sensitive portions of the building).

The approved equipment shall then be installed, operated, retained and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality

12. 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.

13. With the exception of the A1 retail use(s), before any of the commercial uses hereby permitted commences, a scheme of sound attenuation works shall have been installed and thereafter retained. Such a scheme of works shall:

- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of restricting noise breakout from the commercial use(s) to the street to levels not exceeding the prevailing ambient noise level when measured:
 - (i) as a 15 minute LAeq, and;
 - (ii) at any one third octave band centre frequency as a 15 minute LZeq.
 - c) Be capable of restricting noise breakout and transmission from the commercial use(s) and any associated plant or equipment, to all adjoining residential/serviced apartment accommodation to levels complying with the following:
 - (i) Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);
 - (ii) Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);
 - (iii) Bedrooms: LAFmax 45dB (2300 to 0700 hours).
- Before such scheme of works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority. [Noise Rating Curves should be measured as a 15 minute LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of occupiers of adjoining sensitive uses.

14. The serviced apartments hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of achieving the following noise levels:
Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);
Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);
Other Habitable Rooms: Noise Rating Curve NR35 (0700 to 2300 hours);

Bedrooms: LAFmax 45dB (2300 to 0700 hours).

c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of the occupants of the proposed apartments

15. The hotel bedroom accommodation shall not be brought into use unless a scheme of sound insulation works has been implemented and is thereafter retained. Such works shall:

a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.

b) Be capable of achieving the following noise levels in hotel bedrooms:
Noise Rating Curve NR30 (2300 to 0700 hours);
Noise Rating Curve NR35 (0700 to 2300 hours).

c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of the occupiers of the hotel rooms

16. Before the use of the corresponding section of the development is commenced, Validation Testing of the sound insulation and/or attenuation works associated that section/use shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:

a) Be carried out in accordance with an approved method statement.

b) Demonstrate that the specified noise levels have been achieved.

In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be

installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site it is essential for these works to have been carried out before the use commences.

17. Before the occupation of the development a fully detailed refuse and recycling storage and servicing strategy shall have been submitted to and approved by the Local Planning Authority. The approved strategy shall thereafter be implemented on occupation of the development.

Reason: In the interests of the amenities of the locality

18. Within six months of development commencing full details of suitable and sufficient cycle parking accommodation within 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 cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield Development Framework Core Strategy.

19. Existing windows (subject to a condition survey and proposed repair scheme) shall be retained and repaired. Any new windows, casing and bars shall be of timber construction and shall be double hung vertically sliding sashes [using cord and weights and not spiral balances]. The glazing pattern, the thickness and profile of the glazing bars, meeting rails, surrounds and reveal depth shall match those of the existing windows in the property and the windows shall be finished in gloss paint.

Reason: In order to ensure an appropriate quality of development

20. 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 submitted to and approved in writing by the Local Planning Authority before installation.

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

21. Within 6 months of the commencement of development full details of proposals to provide an interpretative display about the history and significance of the building in, on or adjacent to a public area of the building shall have been submitted to and approved by the Local Planning Authority. The approved display shall be installed before the building is brought back

into use or to an alternative timeframe to be first agreed with the Local Planning Authority.

Reason: In order for the wider public to be able to understand the importance of the history of the building to the city.

Other Compliance Conditions

22. Movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried out only between the hours of 0700 to 2300 Mondays to Saturdays and between the hours of 0900 to 2300 on Sundays and Public Holidays.

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

23. No bins shall be stored on the surrounding highways, with the exception of bin collection day.

Reason: In the interests of the amenities of the locality and to ensure no obstruction to the highway.

24. 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.

25. No customer associated with the Souk (comprising of A1/A3/A4/D2 uses) shall be permitted to be on the premises outside the following times: 0700 to 0030 hours (the following day) on any day.

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

26. The floorspace associated with the 'Souk' comprising of A1/A3/A4/D2 uses shall be subject to the following:

a) No individual A1 Retail Unit shall have a sales area in excess of 280 square metres and retail uses in combination shall account for not less than 25% of this overall commercial floor area.

b) Not more than 50% of this overall commercial floorspace shall be dedicated to one of any A3 or A4 or D2 use(s).

Reason: In order to ensure an appropriate mix of commercial uses in the spirit of the wider proposal to create a 'Souk' and in the interests of protecting the vitality of the Primary Shopping Area and its approaches, in accordance with Policy CS18 of the Sheffield Development Framework Core Strategy.

27. Before the development is brought into use the four bat boxes, detailed as mitigation in the Ecological Impact Assessment produced by LM Ecology (dated August 2019) published on 16 August 2019, shall have been installed.

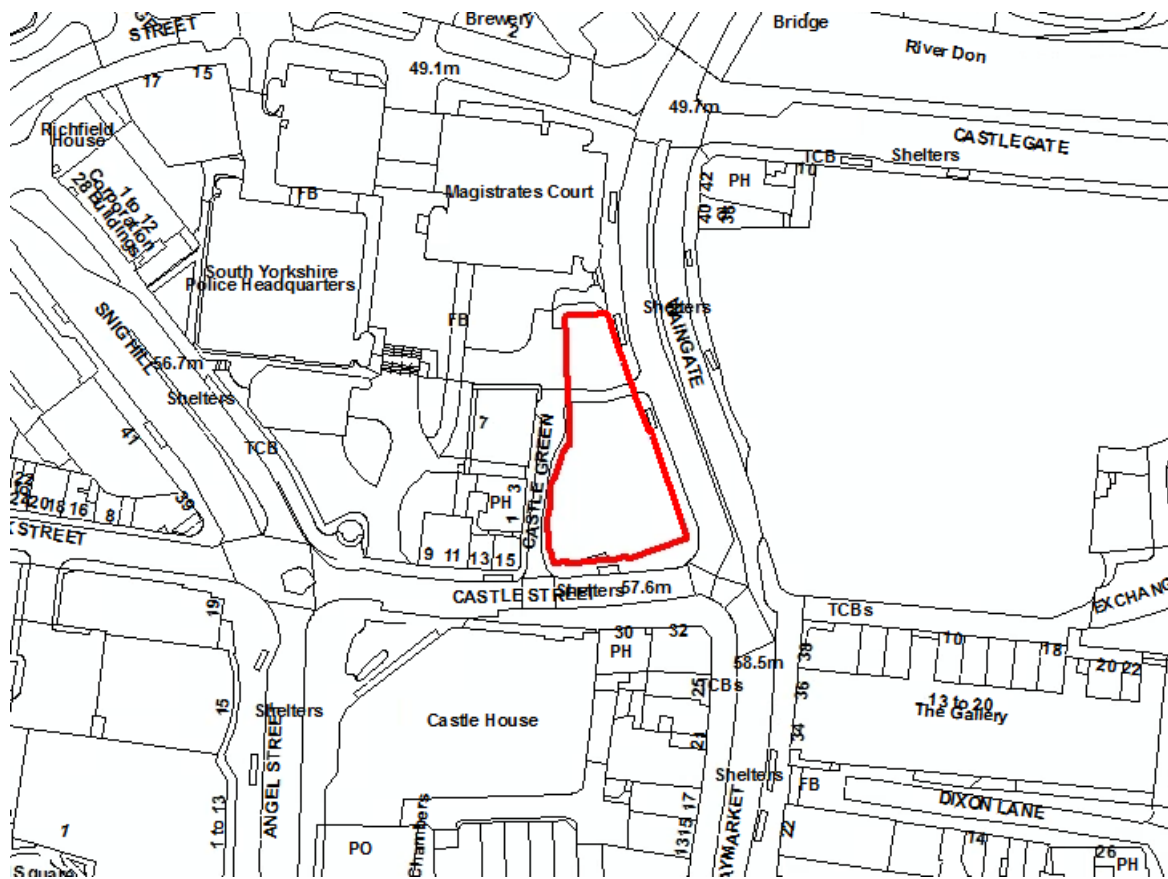
Reason: In order to ensure that the development delivers a biodiversity net gain.

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. You may need a Premises Licence under the Licensing Act 2003. You are advised to contact Sheffield City Council's Licensing Service for advice on Tel. (0114) 2734264 or by email at licensing@sheffield.gov.uk.
3. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
4. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from Environmental Protection Service, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
5. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
6. For larger commercial kitchens or cooking types where odour and noise risk is higher, reference should be made to the updated guidance document; 'Control of odour and noise from commercial kitchen exhaust systems' (EMAQ; 05/09/2018). Appendix 2 of the document provides guidance on

the information required to support a planning application for a commercial kitchen

Site Location



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LOCATION AND PROPOSAL

This is a joint report covering two concurrent applications – one for planning permission (19/03052/FUL) for new uses and one for listed building consent (19/03053/LBC) for the alterations to the building required to facilitate the new uses. There has been a substantial amount of new supporting information and increased detail in respect of the proposals submitted during the course of the application.

The applications relate to the building known interchangeably as the former 'The Court House' or 'The Old Town Hall', on Castle Street, Sheffield. The building occupies a corner position, and the building therefore addresses Waingate as its principle elevation, with secondary elevations facing onto Castle Street to the South and Castle Green to the West.

The area surrounding the building is undergoing a period of change, with the demolition of the former Castle Markets building, the archaeological exploration of the former Castle site and the reuse of a number of buildings, all aiming to revitalise the Castlegate Area.

The building is Grade II Listed (first listed in June 1973) and is of the classical revival style with ashlar stone and dressings, with some brick sections to the west and north elevations. The topography of the area means that the height of the building varies between two and three storeys, but with five storeys to the later 20th century addition. A clock tower also sits atop the building to the south west corner.

The building was originally constructed in 1808, in order to accommodate the Town Trustees and the Petty and Quarter Sessions. It was subject to alterations in the 1830s and 1860s, which reflected the city's growth and changing needs. The construction of the new (current) Town Hall in the 1890s and the conversion of the building into Sheffield's Crown Court resulted in further changes to both the external appearance and internal layout, which remain today, including the reorientation of the frontage of the building from Castle Street to Waingate. A further extension and alterations also occurred in the Mid 20th century to further accommodate its use as the Crown Court. In 1996 however, a new purpose built Court was constructed and the building has remained vacant since this time.

The abandonment of the building, since the use of the new Court commenced has resulted in the neglect of the building by subsequent building owners. It has suffered from both wet and dry rot, as well as some limited graffiti, together with unofficial use or exploration of the building, to the extent that its current condition is a cause for concern.

The development proposal seeks consent for the restoration, refurbishment and conversion of the building into a mixed use development. 'Pod' hotel rooms are proposed to some of the former cells, which are to the northern block across the gated internal cart track, along with ancillary storage functions. Ancillary and back office support accommodation will also be accommodated within Levels 2-3.

A 'Souk' style retail offer - comprising 11 formally identified units/stalls is also proposed for the remaining area of cells to the south of the cart track, along with commercial units to the lower basement areas. A flexible consent is sought for these commercial spaces, which would allow use for Class A1 (shops); A3 (restaurants and cafes); A4 (drinking establishments); and D2 (Assembly and Leisure).

The proposal also includes the creation of 12 serviced apartments; utilising the former law courts, judges offices and the later 20th Century block. The rooftops, where the roof form allows, will also allow for the creation of an external roof terrace on the existing roof structure to the southern element of the building between the site of the clock tower and the later 20th Century addition, accessed from the gallery of Court Room One and serving that serviced apartment.

There are limited external changes proposed to the premises, save for repair works and signage as well as the installation of new quoins to the northern elevation of the building.

RELEVANT PLANNING HISTORY

There is no planning history which is relevant to the consideration of these specific applications, particularly given that the building has been vacant for such a long period of time.

SUMMARY OF REPRESENTATIONS

There have been two rounds of consultation as part of this application and the scheme has also been presented to the Conservation Advisory Group.

The first round of consultation resulted in replies from the Castlegate Preservation Trust, The Victorian Society, Friends of the Old Town hall and one individual.

It should be noted that a significant amount of additional supporting information and revised proposals have been submitted since these replies were received (as described in the report).

FIRST CONSULTATION

The initial responses received following the initial consultation can be summarised as follows:

Historic England

This consultation was a courtesy consultation given the historical importance of the building (although it does not meet the formal consultation criteria).

Historic England do not object to the proposal, but ask that their representations are taken into account in determining the application.

They commented that the conversion of highly specialised buildings such as this proves particularly challenging, as changes to the internal layout and loss of fixtures and fixings required for its adaptation can have a strong impact upon its significance.

They strongly support the principle and aims behind the proposal but expressed concern about the impact that some elements may have on the significance of the building as a former Court House; in particular the internal changes to the layout and sequence of spaces (especially in the main levels, with the subdivision of the semi-circular lobby area and alterations to the corridor leading to Court Room 1), and the loss of fixtures and fittings in the three Court Rooms and Judges' Offices as a result of their conversion into residential use.

They acknowledged that some of the features may need to be lost as a result of the conversion, but there needs to be a strong justification for their loss. They queried whether the application contains enough information to assess the impact and whether the proposed uses in the significant spaces (court rooms, judges' offices) are the most appropriate.

They urged consideration of these points in liaison with the Council's own conservation advisors to ensure the proposed scheme is sympathetic to the character of the building and that the heritage benefits of the proposal are maximised.

This is to ensure that the building's significance as a former court house is retained and enhanced, in accordance with paragraphs 189, 192 and 193 of the National Planning Policy Framework (which ask local authorities to require an appropriate level of detail to understand the impact of the proposals on the significance of the buildings and to consider the public benefit of sustaining heritage as part of sustainable development.)

Conservation Advisory Group

The scheme was presented to a meeting of the group on 19th November. The formal minutes are awaited and have been requested. It is understood, from the Conservation Officer in attendance, that the Group generally support the proposals although they felt there was insufficient information to make a full assessment as the Heritage Statement was inadequate. More information was needed in respect of the proposals for the interior, including the reuse of the benches and retention of panelling in the main court rooms and they felt that the cell doors should be retained. Further information was needed to make a full and proper assessment.

Victorian Society

The Victorian Society objects to the proposals, whilst strongly supporting the principle of reusing the building.

They refer to the requirements of National Planning Policy Framework, paragraphs 189, 191 and 194 to understand the significance of any affected heritage asset; to ensure that there is clear and convincing justification for any harm to or loss of the

significance of a designated heritage asset; and where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

They consider that the current application falls far short of these requirements and suggest that the proposals should be refused.

They note that the building is an important piece of Sheffield's heritage that has been allowed to fall into disrepair through the neglect of its owners. It was part of the Victorian Society's first ever Top 10 Most Endangered Buildings list in 2007. The proposals must demonstrate an understanding of, and respect for, the building's significance if they are to be considered acceptable. The Society remains unconvinced that the current proposals demonstrate these qualities

They note that the building is one of several phases (as detailed in the Introduction to this report) and that the development of these phases reflects Sheffield's explosive growth as an industrial city and tells a story about the provision of justice in the later 19th century.

They note that the exterior of the building to the east now presents a clear sequence of elements, the architectural harmony of which is underpinned by the carefully matched stone and consistent details but undermined by the clearly cumulative rhythm of set pieces as the viewer travels north along Waingate. They consider that this cumulative character is key to the significance of the building, as it is a clear expression of the city's growth and changing needs.

Inside, the sequence of phases seems less clear but the plan form demonstrates the development and expansion of the court functions. The survival of fixtures and fittings from the various phases of the building's alterations makes an important contribution to its changing form and is a key aspect of its significance.

Aspects of the building which are not 'original' cannot simply be dismissed as less significant and hence suitable for demolition or alteration. As a starting point, the historic alterations should be considered in principle an important contributor to the Old Town Hall's significance, and the significance of the building is not such that 'original' fabric should automatically take precedent.

Any assessment of the impact of the proposals on the significance of the Old Town Hall has to be founded on a rigorous, detailed, and nuanced understanding of the various phases of alteration, their level of survival, and the precise contribution they make to the significance of the whole. Only by addressing such questions can a proper assessment be made of a space's sensitivity to change, and hence of the acceptability of the proposed alterations.

Critical to the assessment is to understand the importance and the condition of the surviving late-Victorian courtroom fittings. The building was a court house for the majority of its time. Those parts of its fabric, fixtures and fittings which relate to that use form a major part of its historic interest and its special character. The late-Victorian fixtures and fittings of the courtrooms survive with a high degree of

intactness, but the submission provides no detailed assessment of what exactly survives, how important it is or what condition it is in.

The submitted rot report makes alarming reading but it does not provide the level of detail necessary to understand the impact of rot on the courtroom fittings, or the implications this impact has for the possibility of repair and retention.

In conclusion, the application entirely fails to demonstrate an adequate understanding of the significance of the building, and therefore offers no basis on which to make a judgment about the impact of the proposals. The Heritage Statement falls well short of the thorough and detailed assessment needed.

For instance the current 'entrance lobby' which is a large open space with a grand apsidal end, and a roof supported on rows of columns is proposed to be divided with partition walls between some of these columns, partially subdividing the space and cutting it off entirely from the apse. These subdivisions will severely alter the character of the space but it is impossible to judge the harm that will be done to the significance of the building because the contribution made by the 'entrance lobby' has not been articulated.

There are three surviving historical courtrooms but there is no detailed information about their surviving fixtures or fittings. In the absence of any further information it remains impossible to assess what the impact will be on the remaining fixtures and fittings, and hence on the significance of the building. A lack of a detailed assessment throughout the application, of either the significance of the building or the impact of the proposals, is unacceptable.

Friends of the Old Town Hall (FOTH)

The FOTH object to the proposals, although they remain as concerned as anyone else to see the building restored and re-used. They state that the need for restoration should not outweigh the need for sympathetic and appropriate restoration. They do not believe these applications achieve an appropriate balance.

They welcome some features of the proposals (such as the proposal to clean the exterior and to leave it largely unchanged; and to restore the marble columns of the Judges' Entrance and the wrought iron gates to the vehicle entrance) as well as the readiness of the developer to regenerate the building and restore an important heritage asset for reuse.

There is no objection to the proposal to convert the 1955 wing to apartments, as it does not contain historic features demanding preservation. The proposal for the former cells is imaginative and there is no objection in principle to the proposed mix of uses for the building.

Nevertheless, they point out that some aspects of the submission are seriously deficient. There are no images of any of the planned interiors and the Design and Access Statement is notably thin.

The Heritage Statement is misleading as it dismisses some proposed alterations to later fabric as trivial and acceptable because it is 'not original'. This misrepresents the development and significance of the building as a whole. The successive extensions reflect changes in levels of demand for the services based in the building and are an integral part of its historic and architectural evolution and hence the basis for understanding its significance.

They object to the proposed wall to be erected on Levels 2-3, in the former Waiting Hall, between the proposed reception area and the ornate entrance to Courtroom 1. No rationale is presented for the insertion of this wall and the floorplan suggest it has no practical purpose.

They strongly object to the proposals that affect the three main courtrooms as each of these is currently complete in terms of furnishings and fittings. The proposals remove virtually all of these and the overall impact is that the legibility of the building as a Courthouse will go completely. This is unacceptable and unnecessary. While it may be reasonable not to retain some of the courtroom fabric there is no good case for removing it entirely. The proposals for the courtrooms are not consistent with the Council's own guidance.

The applicant has no plans for what to do with the fittings and furnishings proposed for removal. All the courtroom furnishings and fittings are listed and no approval should be contemplated until the issue of their future has been resolved.

In conclusion, while FOTH recognise the inevitability of some changes to interior features to secure re-use of the building, they believe the balance proposed between conservation and alteration is currently unacceptable.

The Council should seek more information on the detail of the proposals for each of the significant spaces within the building to be able to assess the true impact of the proposals on this heritage asset. It should then ensure that the evidential value of the building as a courthouse is not totally destroyed.

Castlegate Preservation Trust

The Trust is anxious to see the Old Town Hall restored and back in use and they have no issue with some aspects of the proposals, notably the conversion of the 1955 wing into apartments. They understand the issues involved in determining a financially sustainable new use for a historic specialist building so it is with some regret that they object to the applications.

Their response derives in part from the poor quality of the application itself. In particular, it fails to demonstrate respect for the significance of the building and is so deficient in its understanding of the building as to provide no reasonable basis for assessing the potential harm of the proposals. The application therefore leaves the planning authority with no adequate basis for assessing its acceptability.

It is difficult to discern the detail of what is proposed as there are no projected images of what would emerge from the proposed changes.

It is clear that much of the historic fabric of the interior will be lost; notably the furnishings and fittings of all 4 courts that retain them. In the case of the largest

courts (1, 2 and 3) this is unacceptable. The effect of the removal will be to destroy altogether the legibility of the building as a courthouse.

Apart from the unacceptable loss of courtroom furnishings and fittings, the application makes no reference to the future of the panelling in Courts 1, 2 and 3. This is an integral part of the historic fabric and of the legibility of these spaces as courts. There is no indication of how far the original joinery (doorcases, panelling, dados, fireplaces) of the important rooms is to be retained. This joinery is for the most part of high quality.

They do not accept the judgement in the Heritage Statement that the proposals will have “minor to moderate or negligible impact on those parts of the building which are of historic architectural significance” as is not consistent with the admitted loss of evidential value and legibility of the interior and is not consistent with the City Council’s own planning guidance.

They urge the City Council to work with the applicant to find a better solution, and especially one that retains at least Court 1 as, legibly, a court.

Individual Representation

Welcome the reuse of the building rather than letting it rot but consider that one of the court rooms should be kept and restored in all its natural glory as it is important to hold onto a little of the city’s cultural heritage and history. Lots of Sheffield’s history can now only be remembered through books, stories and plaques. Here there is something tangible and physical that can be enjoyed and learnt from. The retention and opening up of just one of these rooms for the public to admire, take pride in and learn from should be considered.

SECOND CONSULTATION

The following responses have been received as a result of the second round of consultation which was undertaken on receipt of a significant amount of additional information.

Since this second round of consultation there have been further addendums to the information to add further clarification and detail to the proposals and your officers’ consider that this further supplementary information addresses issues raised in these representations.

The Victorian Society

The Victorian Society maintains their objection to the proposals, whilst strongly supporting the reuse of this building in principle. They accept that the amendments have added some much-needed detail to the proposals but feel that they do not address the thrust of their comments.

The amendments, principally the appendix to the Heritage Statement, make good the lack of detail in respect of fixtures and fittings and there is now a reasonably detailed photographic survey of the interiors of the buildings, and a set of plans and sectional elevations which show the proposed alterations to each room. In

particular, there are some detailed photographs which catalogue the fixtures and fittings of the former courtrooms and explain what is to be lost and what retained.

The amendments do not address their concerns about the lack of understanding of the building's significance and this remains inadequate in their view. They believe that a detailed account is needed to understand the contribution of the surviving features to the significance of the building as a whole. The statement of significance remains very short and extremely general such that it is impossible to rigorously assess the harm that the proposals will cause and they urge the Council to seek further information.

Friends of the Old Town Hall (FOTH)

FOTH continues to object to the applications. They do not believe the revisions achieve an appropriate balance and still consider the documentation supporting the application to be inadequate. In particular the Design and Access Statement has not been amended and contradicts the Heritage Statement which has been amended to raise the level of significance now ascribed to the building. In particular there are still no images of the results of the proposed works, so it is difficult to grasp the impact of the changes proposed.

They welcome the greater clarity provided on the fittings and fixtures and agree that this mitigates to some extent the loss of historic fabric proposed earlier.

They are concerned that no plan currently exists for the re-use or storage of the fixtures and fittings. This issue should be resolved before any works on site commence and should be the subject of appropriate conditions.

Their prime concern is still about the treatment of Courts 1, 2 and 3, whilst welcoming the proposed retention of more of the panelling etc. than was previously planned but they are concerned that the overall assessment of significance is still fundamentally lacking and not in line with the guidance in the NPPF. They consider that the changes to the three courtrooms destroy the legibility of all three of these spaces in terms of their original function.

In the remainder of the building, there will be nothing left to indicate the building's previous identity as a courthouse. In their view this amounts to substantial harm and fails to meet the Council's own guidance, in that the overall effect, they say, will be to destroy any sense of the original prime function of the building. They consider that there are other viable alternative uses and they consider that the LPA should insist on the preservation of the legibility of at least part of the interior of the old Town Hall as a courthouse by preserving some of the courtrooms in something close to their original form.

No justification is provided for the insertion of (revised) 2 metre high glazed screens in the former Waiting Hall. They are not necessary and should not be approved as they will alter the understanding of the original size of this space and the understanding of its original purpose of, ultimately, providing a suitably grand approach to the main Court 1.

They also ask for a proper scheme of building recording to be undertaken before work commences (to be secured by condition) and for the provision of appropriate information boards to describe the history and evolution of the building.

Whilst they recognise the inevitability of some changes to secure re-use, they consider that the balance proposed between conservation and alteration is unacceptable and ask that the LPA exercise their duty to ensure that the evidential value of the building as a courthouse is not totally destroyed.

Castlegate Preservation Trust

They continue to have serious concerns with the proposals, especially in relation to the inadequacy of the documentation and the failure of the applicant to present sufficient justification for the various judgements made as to the significance of the building.

Whilst recognising that the revisions have made slight progress in the direction of justification, and have uprated the judgement of significance, they do not see this as sufficient to provide a reasonable basis for assessing the application.

In particular they remain concerned about the damage that would be inflicted on the legibility of the building as a courthouse. Whilst the proposals to retain more of the relevant fittings is welcomed they do not go far enough to ensure that the original function of the building is clear.

The application therefore fails to conform with the NPPF and the Council's own planning guidance, given that the special interest in this case lies in the main courtrooms, which will be destroyed.

They maintain their objection to the applications and ask officers to work with the applicant to find ways of facilitating the restoration of this important building whilst reconciling the accepted need to make changes that will allow its sustainable re-use with retention of sufficient of the important parts of the interior.

PLANNING ASSESSMENT

Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The Council's development plan comprises the Core Strategy which was adopted in 2009 and the saved policies of the Unitary Development Plan which was adopted in 1998. The National Planning Policy Framework published in 2018 and revised in February 2019 (the NPPF) is a material consideration (paras 2 and 212 of the NPPF).

The documents comprising the Council's development plan date back some time and obviously pre-date the NPPF, but paragraph 213 of the NPPF provides that existing policies in a development plan should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF, and that due weight should be given to existing policies in a development plan, according to their degree of consistency with the NPPF. The NPPF provides that the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given.

Guidance in the National Planning Practice Guidance (the NPPG) further provides that "policies age at different rates according to local circumstances and a plan does not become out-of-date automatically after 5 years", and that "due weight should be given to relevant policies in existing plans according to their consistency with the National Planning Policy Framework. It will be up to the decision-maker to decide the weight to give to the policies".

However in all cases the assessment of a development proposal needs to be considered in light of paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied, and that where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- the application of policies in the NPPF which relate to protection of certain areas or assets of particular importance which are identified in the NPPF as such (for example SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provide a clear reason for refusal; or
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

This is referred to as the "tilted balance" and this assessment will have due regard to this overarching principle.

Land Use Policy

The site is located within a Business Area as defined in the Unitary Development Plan. Policy IB7 (Development in Business Areas) states that, whilst B1 Business Uses are preferred there are a range of other uses which are acceptable, including small shops (A1) (defined as 280m²); food and drink uses (A3/A4); leisure and recreation uses (D2); hotels (C1) and housing on upper floors (C3). Serviced apartments are not listed but they have similar characteristics to C1 and C3 uses. The building has been vacant for many years such that its use for other purposes will not prejudice the dominance of business in the area and, in any event, all of the uses are listed as acceptable.

Policy CS18 of the Core Strategy (Shopping in the City Centre) accepts that on streets (such as Castlegate) leading to the Primary Shopping Area, small shops,

food and drink outlets and other services that would promote the vitality of the area will be acceptable on ground floor frontages.

Subject to the floorspace in the Souk being restricted to small retail units, rather than being combined to form one large unit, the proposals are in accordance with the aims of this policy. This is secured by condition on the planning application.

Whilst Policy CS4 (Offices in the City Centre) of the Core Strategy advocates Castlegate as an area for new office development, this site consists of a long-vacant listed building which is not suited to new office development. The proposals are therefore acceptable from a land use perspective.

The site falls within the Castlegate Policy and Development Framework which was produced in 2005 but it is not specifically listed as a project to be delivered. The document shows the building as an 'opportunity use' which essentially means that a range of uses would be appropriate.

Heritage Policy

Chapter 16 of the National Planning Policy Framework 2019 (NPPF) Conserving and Enhancing the Historic Environment states that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.

Paragraph 189 advises that, in determining applications, local planning authorities should require an applicant to describe the significance of an affected asset, including any contribution made by their setting, at a level proportionate to the assets' importance, while paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification.

Paragraph 190 requires local planning authorities to identify and assess the significance of a heritage asset that may be affected by a proposal and to minimise the conflict between the conservation of the asset and impact of the proposals. Paragraph 192 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 193 states that great weight should be given to the heritage asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to the significance of a designated heritage asset needs clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Finally Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated

heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In addition, Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have 'special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses'.

UDP Policy BE19 (Development Affecting Listed Buildings) is consistent with the NPPF and requires that proposals for development which affect a Listed Building will be expected to preserve the character and appearance of the building and its original details and features of interest.

The National Planning Practice Guidance (NPPG) gives further guidance on decision making in respect of heritage assets. In particular it reminds us that 'significance' is "the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting".

The NPPG goes on to state that local planning authorities can assess significance using appropriately qualified staff and experienced in-house experts, complemented by consultation with appropriate heritage bodies. The analysis of these proposals has been carried out in close collaboration with the Council's in-house heritage experts.

The NPPG also recognises that it is important that any use is viable, not just for the owner, but also for the future conservation of the asset.

Impact of the Proposals on the Heritage Asset

The building is Listed Grade II and the listing description references both its exterior and interior features. This proposal is primarily concerned with internal alterations and the listing makes particular reference to the following features of significance:

- The semi-circular lobby with Doric columns
- Court 1 with glazed king post roof and fittings including magistrates' bench with traceried front panel and canopy with iron posts and crest. Panelled public gallery with pedimented doorcase and square wooden posts, dock with brass guard rail, and panelled benches.
- Court 2 with panelled walls, cornice and cross beam ceiling with skylight, and similar but plainer fittings.
- Court 3 is smaller and plainer.
- Main first floor rooms have marble and oak fireplaces and pedimented doorcases.
- Basement has judges' entrance hall with cross beam on Ionic marble columns
- Segmental arched corridor with 14 segmental arched cells.

The following assessment will have due regard to the impact of these proposals on these features.

The proposed conversion and alteration of the Court House will necessitate a substantial number of alterations to the building in order to create a new use, and a secure future, for the building. Whilst the number of alterations are considered to be substantial, it is not considered that they are (as amended) to the significant detriment of the building, its character and its value as a heritage asset; and ultimately the impact of the proposed development will help to secure the conservation of this valuable but long-vacant heritage asset (which is in a state of significant disrepair), in accordance with the NPPF and Policy BE19 of the Unitary Development Plan.

The impact of the proposed changes, in justification of the above assertion, is set out below. The sheer number of changes means that it is not reasonable or feasible to outline every single change in detail in this report but it will summarise the main changes to the key elements of significance of this historic building, and consider the acceptability of the overall proposal in the context of the long term conservation of the heritage asset.

Following concerns raised by officers (also highlighted in the representations received from interested parties) an updated Heritage Statement has been submitted by the applicant, as well as a further addendum, during the course of the application (by ARS Ltd (Report 2019/153) both dated November 2019). This outlines and considers the significance of the building and its features and seeks to make some justification for the changes proposed and the associated impact of these changes on the heritage asset. This revised document is considered to fulfil the requirement of Paragraph 189 of the NPPF, particularly when combined with the expert knowledge of the authority's own Conservation Officers.

External Elevations

There are limited alterations to the external appearance of the building. The stone is to be cleaned, and a scheme of works for this has been submitted. Similarly, a conditions survey has been submitted for the windows and a scheme of repair and replacement is proposed. In both cases it is considered that the imposition of suitably worded conditions is sufficient to secure the undertaking of these improvement works in such a manner that would not harm the heritage asset. Indicative details of signage are also provided and whilst separate advertisement and listed building consent will be required for these, with more details provided, the broad principle of the proposals is considered to be acceptable.

Cells

The cells are considered to form a substantial part of the character of the building, with the dividing walls, glazed bricks and steel doors being a fundamental part of this character.

The cells are located in two areas of the lower floor of the building, and indeed are

separated by the cart entrance way which, in turn, leads to a division of uses in the proposed new use. The cells to the north, and which are accessed via steps, are proposed to be hotel pods, whilst the cells to the south will form part of the Souk area and commercial units.

The changes to the northern cells will result in two cells forming one 'pod'. An opening will be created between each pair of cells, which will then create a single useable hotel pod unit whilst still maintaining the integrity and character of the cells because the majority of the internal dividing wall will be retained, with only a new door-sized opening punched through. The cell doors will be retained, with one being sealed shut to form part of the wall. This is considered to be an appropriate response and will help retain the historic character of the cells whilst providing the potential for a new use of an area of the building which would otherwise be difficult to re-use.

To the southern set of cells, a number of walls will be removed and openings created in order to create the commercial units and stall areas. The overall integrity and character of the cell area is however, considered to be maintained. It is also recognised that keeping all the cells (and doors) in their original format entirely, and noting that they are below ground level, means that there are limited viable options for their future reuse. The current proposal is therefore considered to strike a reasonable balance between conservation, recognising their significance to the historical evolution of the building, and the wider public benefits of securing a viable new use, particularly bearing in mind the long-vacant state of the building. The imposition of conditions securing a full scheme of works to ensure appropriate finer detailing will further ensure that the significance of the heritage value of the cells will be retained.

Main Entrance Hall (to be used as reception space)

The main entrance hall will retain its former points of access, with level access being provided from Castle Street and stepped access from Waingate.

The pillared reception hall will be subdivided to a degree, to form a semi-enclosed seating area, and a semi-private area to the front of the stepped access to Law Court One. The screens used to subdivide this area will be clear glazed, and the revised heritage statement addendum states that they will be no more than 2 metres in height in order to ensure that interior views of the reception area and in particular it's roof structure (which was one of the concerns of the Victorian Society) are maintained.

The now height limited, and clear glazed subdivision of the space is considered to be an acceptable intervention. Your officers' accept that it would have been desirable for this space to be retained in its entirety, as this would have allowed a full appreciation of the space and the space on approach to Law Court One. However, the use of clear glazing at 2 metres high (with a final detail to be approved by condition) is considered to be the next best alternative and a suitable compromise such that it is not considered that there is a significant harm to the heritage asset arising from this element of the proposals. This is reinforced by the fact that this change would be completely reversible in the future should the use of

this space alter.

Law Court One

Law Court One, with its glazed atrium roof, stepped and pillared entranceway leading to a corridor entrance, wood panelling and benches is undoubtedly the grandest room in the building and of highly significant character and value as a heritage asset. The internal features within the courtroom such as the benches, viewing areas and Judges Bench, also provide the greatest challenge in converting the space to another viable use, without losing this significant character. The proposal is to convert this space into a single large serviced 2 bedroom apartment.

The development proposes to retain the entrance area and corridor, which creates the sense of approach and importance of the law court, which is essential. Within the law court the most immediate and visible loss will be the removal of the central benches. Your officers' do not underestimate the character that they add to the room, and indeed the overall building, but it is also recognised that to require the retention of these benches in situ would be to significantly, if not completely, remove the potential for securing the reuse of this space (and potentially the building) for a use which could help secure its viable future.

The benches to the central area, together with those to the rear, will be removed as part of the conversion works but 4 of the benches are shown to be reused within this space. This is to be welcomed and, as detailed later, the applicant has committed to a strategy for their wider reuse and, subject to this, it is considered that the principle of their loss is acceptable in pursuit of the wider objective of the conversion and restoration of the building.

The panelling around the court room will be predominantly retained or reused within the room, although there will be some loss in order to facilitate the practical conversion of the court. There will be some amendments to the panelling, for example via the creation of a bar area and its reuse for installing the utility and kitchen area through utilising 'secret' doors which will be made from the panels with no handles. Given that on the elevation drawings submitted, some proportions of the panelling appear to change, a condition is recommended which requires full details of the reconfiguration of the panelling, to ensure the exact proportions are either retained or replicated. Timber panelling, which is a later addition, and located within the lobby area to court room one will be removed to open up this area. Your conservation officers are satisfied that this will not diminish the significance of the heritage asset as the most important historic areas of panelling within the Court Room itself are to be retained which will enable the historic use of the room to be easily understood. The revised proposal put forward is considered to be reasonable, justifiable and sympathetic to the overall character of the court room, subject to the imposition of conditions on the listed building application to secure the finer details.

The majority of the Judges' Bench area will be retained and converted to become the kitchen area. This is considered to be acceptable in principle, in terms of the impact upon the heritage asset, subject to the submission of the finer details to be secured by condition.

The first floor galleries will also be retained and repaired, as appropriate, with a new stair installed to provide access to the mezzanine. This area will also provide access to the roof terrace to be formed on an existing area of flat roof. Conditions are recommended to secure the appropriate and sympathetic detailing of this.

The two new bathrooms are to be inserted in the rear area of the court in the area currently occupied by raised seating areas, enclosed by panelling. The panelling will be retained to form the lower half of the walls to the new bathrooms, with the upper half of the walls formed with new plain white panels. This is considered to be an appropriate response to these important features of the room.

Plasterwork, including dentil moulded cornices and pillars will be repaired as appropriate, along with both the plaster and timber pedimented door surrounds.

Whilst there will be some limited elements of the courtroom which will be lost, as a result of the proposals, it is considered that the plans submitted demonstrate that, with appropriate conditions, a sympathetic conversion can be achieved which retains and reuses sufficient elements of the historic fabric and character, such that the value of the heritage asset still remains.

Law Court Two

The changes to Law Court Two are similar to those within law court one, in that the proposal will result in the removal of the central benches, and some of the partition panelling. As with Court One, it is accepted that the principle of some of these changes are required in order to facilitate the appropriate reuse of the building, which in this case will be as a large serviced apartment. The latest proposals show 3 of the benches to be reused in this space. The strategy in respect of the remaining benches, as outlined for law court one, is applicable to law court two and again this approach is considered to be acceptable in principle.

The proposal will still however, allow for the retention of a large proportion of the panelling around the room with the Judges Bench being utilised, in part, for the kitchen space and panelling being utilised to create storage areas behind. The skylight above the main court room is proposed for retention and repair. Plasterwork will be retained and repaired and the balustrades to the first floor galleries will also be retained. The timber door surrounds which create decorative entrances into the courts will also be retained. It is considered that, on balance, the proposal will retain sufficient original features and character, whilst also facilitating the sympathetic conversion of the space into living accommodation, so as to justify the loss from the space of key elements, such as the benches. The semblance that this space functioned as a court room will be obvious in the conversion such that its significance can be understood.

Where the bedrooms are to be created, for the apartment known as 'Law Court Two' it is proposed that there will be some minor partial demolition of internal walls to allow the creation of access to bedrooms and bathrooms. This partial removal of walls will be the minimum required to facilitate the development and will not have a significant effect upon layout (such as the removal of one alcove adjacent to a

chimney breast but the retention of the chimney breast and remaining section of wall). This is considered to be a reasonable and balanced approach to the conversion. Where the total demolition of a wall or structure is proposed, these appear to be internal partitions only (some of which are later additions) to facilitate a toilet and sink for example and which are not key heritage features. Similarly, the addition of new stud walls to create bathrooms is also not considered to be deleterious to the historic layout of the building, particularly as such interventions are reversible.

Law Court Three

Law Court Three will be split over three levels, with the main entrance being via the former Judges entrance to Waingate (identified as Level 1 on plan) and the main accommodation being to Level 2-3 and Level 5-6.

In respect of the changes to the law court, located on Level 5-6, the existing central benches will be removed, along with limited panelling. Two of the benches will be reused in the space and the majority of panelling will remain and be repaired or reused, particularly to create a new kitchen area, and boxing in and panelling will be added or amended as appropriate. The plans also indicate that removed panelling will be used to re-panel walls. All these elements are considered to be acceptable in principle, retaining the majority of elements to this valuable heritage asset, and assisting in the sympathetic conversion of the building, whilst still providing a good interpretation of the previous use of the space.

The strategy in respect of benches, as outlined for law court one, is applicable to law court three and again this approach is considered to be acceptable in principle.

In respect of the creation of bedrooms and bathrooms to Level 2-3, the proposed accommodation will result in the subdivision of essentially two larger rooms into 4 rooms and a corridor, together with the loss of one internal dividing wall. There are existing columns and beams within the rooms, and these will be retained and repaired and incorporated into the proposed partition walls. This is considered to be desirable and will help to retain a sense of the previous room format. It is not considered necessary to retain the rooms in their original format in this instance. The subdivision proposed will not compromise the windows or any external views in, nor will the loss of heritage value to the rooms result in substantial harm. It is concluded that the harm will be less than substantial and that the public benefits of bringing this long-vacant building back into active use outweigh that harm in favour of the proposal.

Benches

The Heritage Statement addendum (received 27.11.2019) confirms that at least 50% of the 42 benches due for removal from Law Courts One, Two and Three are to be reinstated in the building. A total of 21 benches are currently shown to be relocated within the building (indicated by a red dot on the latest plans) whilst the remainder will be kept and maintained elsewhere (specific location to be agreed) for future re-use. The heritage statement addendum also refers to a strategy for this being secured by condition.

Your officers' recognise the significance of these benches to the court rooms but they also consider that the reuse of at least 50% of the benches from the three law courts, within the building, strikes a reasonable balance between the desire to reuse and incorporate the benches and the need to enable a viable end use to be delivered. The reuse of benches within the building will be a reminder of its previous use and will help retain the character of this heritage asset. The storage of the remaining percentage of benches for future reuse is also welcomed.

Whilst the above commitment is welcomed, in principle, it is considered imperative that the survey of benches to establish the existing total number of benches, assess their condition (in terms of rot and any other damage) along with a detailed formal strategy for their removal, reuse and storage is required by condition on the listed building application. This is because, if the re-use of the benches is not adequately secured, a significant element of the heritage asset is at risk of being lost, and the balance of harm versus the benefit of the development begins to change.

Judges Offices

The proposed serviced apartment identified on plan as occupying the 'Judges Offices' will occupy Levels 2-3 and 5-6. Bedrooms and bathrooms will be located on Level 2-3 and living and dining accommodation will be to Level 5-6. (there is no Level 4 in this part of the building – only in the later extension to the building).

The key changes to the layout of this accommodation to Level 2-3 will be the removal of an internal corridor and blocking up of a doorway to create a bathroom and storage space, the blocking up of a further two doorways and the removal of an internal partition to create a second bathroom. To Level 5-6 a doorway will be removed, along with an internal corridor, and existing internal access steps will be re-orientated. It is considered that these changes will result in less than substantial harm and they will not have a significant impact upon the historic value or significance of these rooms either individually or within the wider context of the building.

It is intended that existing features such as plasterwork, skirtings and door and window surrounds will be retained and repaired, and that where doors are to be removed, and the opening still visible that the surrounding decorative features will be retained and repaired. Subject to the imposition of appropriate conditions securing a scheme of works, it is not considered that this element of the proposal will be harmful to the heritage asset.

Town Trustees Rooms

The Town Trustees rooms will be used as storage and back of house office accommodation. To these rooms there will be limited changes with the main change being the removal of the stair access, a door and a small internal; partition to create larger floor plates. Whilst there is a clear historical significance to the rooms, within the context of the building, it is not considered that the changes proposed as part of this redevelopment will compromise nor harm this value -

subject to the imposition of suitable conditions regarding the scheme of internal works.

1950s Extension

Whilst the 1950s extension is the latest addition to the building, and does not display so many of the features found in the earlier elements of the building, it still has historical significance. Indeed, it represents the evolution and expansion of the building and its function, and is typical of its time. The proposals for the four serviced apartments (and ancillary bin, bike storage and laundry facilities on the lower floor) within this element of the building will see the removal of walls and reordering of the spaces, including the courtrooms (and their fittings) to allow the creation of the residential accommodation at a greater density than that of the older element of the building. Within the principles of conserving the heritage asset, as a whole, and the significance of this element of the proposal it is considered that these changes are acceptable in principle and result in less than substantial harm. It is considered that the imposition of reasonable and justified conditions in relation to the internal alterations and scheme of works is sufficient to secure an appropriate level of conservation of the asset relative to its value.

Other Elements

There are also changes proposed to the remaining less significant elements of the building to facilitate the conversion of the property including the addition of a new spiral stair to basement level 2; stair access to the Souk; and new glazing panels to the basement amongst others. None of these other changes are considered to be harmful to the significance of the heritage asset or detrimental to the historical character and value of the building. Your officers' are satisfied that the imposition of appropriate conditions would be satisfactory to secure the protection and sensitive and sympathetic conversion of this heritage asset.

Public Benefits

Paragraph 196 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The development scheme proposed will result in a variety of uses which, if fulfilled, will help to provide a future for this significant Grade II Listed Building which has been vacant for a long period of time, suggesting that it has been difficult to find an optimum viable use (one of the criteria highlighted in Paragraph 196).

The building, as described earlier, is in a poor state of repair with significant water ingress and without intervention and a viable future use, it is likely that the building will fail further, possibly resulting in the overall loss of some features and/or structural stability problems, depending upon the extent of further deterioration. The works to the building, as proposed, will help towards securing its future and limit further deterioration if the necessary repair works are undertaken.

The development, as proposed, will result in the loss of some features, such as the benches (albeit with some re-use and re-distribution within the building) and layout of the court rooms, along with the layout and subdivision of other spaces within the building; but these are all considered to be reasonable, justified and necessary in order to help support a redevelopment scheme. Your officers' recognise that it would be clearly unrealistic to retain all elements of the building, and its features, in its original format, as this would significantly affect the range of potential future uses and deter developer or occupier interest in the building.

The proposed development scheme would result in access to a currently closed and unsafe building, which formerly played a major role in the administrative functions of the City. Whilst public access would only be available to the souk area, with access to the hotel pods and serviced apartments being only available to those with reservations, it is nevertheless considered to be a positive attribute of the development that the building will be opened up again.

Overall, it is considered that the proposal offers a number of public benefits, as identified above which, in the opinion of your officers', are sufficient to outweigh the less than substantial harm to the asset. It is therefore considered that the proposal is in accordance with the guidance contained in Paragraph 196 of the NPPF.

Heritage Summary

The development as proposed is considered to maintain an appropriate balance between securing a viable future reuse of the building against ensuring that this important heritage asset is restored and conserved in a manner appropriate to its significance (which is its role in the development and expansion of the City's administrative and legal functions). The proposal, as detailed above, and subject to the imposition of the listed conditions to secure some of the finer details, is considered to satisfy the aims of Policy BE19 of the UDP and meets the tests of Chapter 16 of the NPPF.

AMENITY ISSUES

Policy IB9 (Conditions on Development in Industry and Business Areas) of the UDP states that changes of use should not cause residents or visitors to suffer from unacceptable living conditions.

Future Occupiers

The proposed development scheme is accompanied by a Noise Impact Assessment Report. The impact upon both the serviced apartments and cell pods has been considered based upon both the uses proposed within the wider building, and the neighbouring uses.

Worst case noise levels have been established, including from the Hen and Chickens Public House on Castle Green, and noise transmission through the building from the Souk area, including the potential for noise from food and drink uses which may result in greater disturbance.

The findings of the report are such that the proposed uses are all considered to be acceptable in terms of both the future occupiers of the building and the occupiers of the buildings which neighbour the application site, subject to the imposition of conditions on the planning application which require a scheme of sound attenuation. Conditions are also recommended to ensure that any commercial kitchen within the Souk space is appropriately serviced by a fume extraction system that does not result in dis-amenity to existing and future occupiers of the building.

In order to ensure that amenity is protected, it is recommended that the operational hours of the Souk (commercial uses) are restricted to between 0700 hours and 0030 hours on any day. This is considered to be a reasonable restriction of hours given the location of the 'Souk', balanced against the city centre environment but also given the proximity of residential accommodation.

In terms of the residential accommodation, it is not considered that the proposal will suffer from or result in unacceptable loss of privacy or loss of light. External amenity space for the serviced apartments will be to the roof terrace, which is also considered to be acceptable in principle, given the city centre location. It is noted that serviced apartments, by definition, offer a more transient form of accommodation but it is considered that should, in the future, the apartments be changed to more permanently occupied residential apartments that the proposal will still remain acceptable in principle.

The standards of accommodation in the cells (forming the pod hotel), will be lesser, but it is noted that as hotel pods, this accommodation would be very short term, and is also a niche option and a personal choice for the consumer. It is not therefore considered that reduced levels of light or outlook are a matter of concern for this unique experience, particularly when balanced against the benefits of the conversion, and reuse of the whole of the building.

Bin storage

Bin storage, along with the laundry room, will be located to Level 2-3, in the former 1950s element of the building and will be accessed externally from Castle Street. In order to ensure that the layout of this space for both commercial and residential bins is maximised, and that there is no need for bins to be stored externally on the pavements, a condition is appended which requires that a waste management strategy is submitted and approved by the planning authority in advance of the use of the building commencing.

HIGHWAYS

Policy IB9 of the UDP requires new developments and changes of use to be adequately served by transport facilities and provide safe access to the highway network and appropriate off-street parking where applicable. The National Planning Policy Framework (Paragraph 109) states that development should only be refused on highways grounds if there would be an unacceptable impact on highways safety or the residual cumulative impacts on the road network would be severe.

The site is located within the city centre and is well served by public transport. There are private car parks relatively near to the premises, and on street parking is restricted. The existing building offers no parking of its own, and there is no scope to provide any within the site or adjacent to it. The nature of the proposed uses and the site's city centre location means that it would be reasonable to assume that visitors will arrive on foot; by public transport; or would expect to pay to park locally. Whilst the building is relatively large, the scale of uses are not such that the impact upon the highway network is expected to be significant. In this regard the proposal is considered to be acceptable in principle.

The servicing of the premises would need to be undertaken from the existing road network, as there are no alternatives available. It is considered that this is typical in a city centre location, and whilst it is recommended that a condition be applied securing final details of servicing (in order to ensure that any impact upon the highways network is limited) the principle of this is considered to be acceptable and should not inhibit development. The same principle applies to the servicing of the site during the construction process, and it is therefore also recommended that details of the location of the site compound (should this be external), and servicing during the construction process are required by condition.

Cycle parking is shown as being located to level 2-3 within the former 1950s extension element. There is access via the main entrance to Castle Street. Whilst there are some internal stairs on the access route through, it is considered that this is not a significant impediment and it is recognised that there are limited suitable locations within the building which leads your officers to consider that, on balance, this location is acceptable. Final details of layout and cycle stands/security will be secured by condition.

The overall highways impact of the development is considered to be acceptable in principle, and supports the aims of the NPPF and policies of the UDP.

ACCESSIBILITY

Policy BE5 (Building Design and Siting) of the UDP requires designs to meet the needs of all users and Policy BE& (Design of Buildings Used by the Public) expects provision to allow people with disabilities safe access to public buildings.

The Listed nature of the building means that the capacity for change is considered to be limited, or at least that the need to preserve the heritage asset outweighs the scale of change needed to make the building accessible in its entirety.

The applicant has submitted a plan which shows which areas of the building will be accessible. The applicant has labelled the plan with reference to the Disability Discrimination Act, and whilst the planning authority notes that this is no longer relevant, having been replaced by the Equalities Act, it is considered to be at least indicative of which areas will have level access.

A new, widened entrance is to be created to the Souk (Level 1) from the cart entrance, with a ramp internal to the Souk, which is desirable, and therefore the Souk, which is one of the main public elements, will be accessible.

To level 2-3, the access to Castle Street will provide the accessible entrance, as the main entrance to Waingate will be accessed via a flight of stairs. This will mean that the former Town Trustees Room and large reception hall will all be accessible. Lifts to the 1950s element of the building are accessed from the main reception hall, but between the lifts and the reception hall is a small flight of stairs. The plans submitted identify that a stair lift will be installed to these stairs. No further details of this have been provided and therefore a condition is recommended which requires details to be submitted and also to ensure that this would not conflict with the access to the cycle store which is also accessed from this point.

The plans submitted also indicate that of the apartments in the 1950s block, only 75% of apartments will be accessible. It is considered that this is a direct result of the constraints to the building and no further change can be required to resolve this.

For the avoidance of doubt, the hotel rooms, basement levels and court rooms will not be fully accessible due to the stepped access.

Whilst the accessibility of the premises is clearly limited, and does not fully comply with adopted policy for new developments, it is recognised that there are constraints associated with the Listed Building and its former uses, which means that the opportunities for amendments without substantially altering the form of the property are limited, and therefore on balance the proposals, in respect of accessibility, are acceptable in principle.

OTHER MATTERS

Drainage

Policy CS67 (Flood Risk Management) of the Core Strategy seeks a reduction in surface water run-off to reduce wider flooding impacts where this is feasible and practical. In this case the drainage will remain as per the existing arrangements and no amendments are proposed. Given that the building is Grade II Listed and retained with no external changes this is considered to be an appropriate response as it would be impractical and expensive to make any meaningful adjustments in this case.

Sustainability

Policies CS64 (Climate Change and Sustainable Design) and CS65 (Renewable Energy and Carbon Reduction) seek to improve the sustainability credentials of new developments and changes of use. Given that this building has long been vacant, its reuse will clearly result in sustainability benefits as it will be brought into active use. However, given the listed nature of the building and the significant works that need to be undertaken to repair its fabric, it is not considered reasonable or proportionate to seek additional measures in this case as greater weight must be given to the long-term preservation of this key heritage asset.

Ecology

Policy GE11 (Nature Conservation and Development) of the UDP seeks to protect and enhance the natural environment. The application was accompanied by an Ecological Impact Assessment Prepared by LM Ecology in August 2019. This primarily assessed the building for roosting bats and nesting birds and included new nocturnal surveys and a review of previous surveys. The survey work reveals very limited bat activity as well as the presence of pigeons but no other birds. The recommendation is that mitigation works are required and any works to the building will need to be carried out under licence. In compensation for the minor residual loss of bat roosting habitat and to ensure a biodiversity net gain a total of four bat boxes are proposed to be installed on the building. This is considered to be suitable mitigation in order to comply with the policy objective and is secured by condition.

RESPONSE TO REPRESENTATIONS

It is considered that the bulk of the issues raised in the representations have been answered in the main body of the report. Many of the issues related to a lack of detailed information which has, to a large extent, been addressed by the submission of additional and updated information, including at a point in time after the second round of consultation was undertaken (this includes updated plans showing 21 benches to be reused in the building).

Whilst the Victorian Society, the Friends of the Old Town Hall and the Castlegate Preservation Trust maintain their objections, as they do not consider that the significance of the features of the building has been properly assessed in the submission, such that the level of harm cannot be adequately judged, Members are reminded that the NPPF requires the level of information to be provided by applicants to be proportionate and also requires the local planning authority itself to also identify and assess the significance of a heritage asset that may be affected by a proposal and to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

In this case it should be noted that additional supplementary information has been submitted since the second round of consultation took place and your specialist conservation officers have been fully engaged in assessing these proposals and have also been inside the building to review the features of significance. They are satisfied that they have enough information to understand the significance of the different elements of the heritage asset and also to determine the appropriateness of the proposals. They have concluded that the harm caused by the changes is less than substantial and that this harm is outweighed by the public benefits described earlier in this report.

SUMMARY AND RECOMMENDATION

The proposed conversion, restoration and reuse of this Grade II listed building, a significant but deteriorating heritage asset within the city, is welcomed in principle.

The external appearance of the building will not change significantly, beyond the cleaning of the stone, roof repairs and the repair or replacement of windows where applicable following a detailed survey. This is considered to be an appropriate response to preserve the value and character of the exterior of the heritage asset.

Internally, the proposal will result in a number of changes to the building, as detailed in the above report, in order to facilitate its conversion, and make the space useable. Whilst some of these changes, such as the removal (and limited reuse) of the central benches within the law courts, will result in an obvious change to the appearance of the rooms, they are also considered to be necessary to secure a long-term viable use. The removal of the benches from their original locations as well as the limited removal of sections of wall, the insertion of partitions in places and the re-purposing of some of the panelling to form new features is considered to result in less than substantial harm to the heritage asset, particularly when considered against the proposals as a whole.

Members are reminded that the level of harm caused to a heritage asset is a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. The supplementary information in the National Planning Practice Guidance (NPPG) also tells us that “In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest”. It is your officers’ judgement that the harm caused is not substantial and that the proposals will allow the original function and features of the building to still be completely understood.

The supplementary NPPG also provides guidance on what constitutes public benefits and states that such benefits could be anything that delivers economic, social or environmental objectives and they should be of a nature or scale to be of benefit to the public at large, but they do not always have to be visible or accessible to the public in order to be genuine public benefits. The guidance cites examples of reducing or removing risks to a heritage asset and securing the optimum viable use of a heritage asset in support of its long term conservation as key public benefits.

Given the fact that this building has been vacant and neglected for more than 20 years, it is vital that a new use is secured for this important heritage asset before it deteriorates further. It is considered that these proposals strike the right balance, in line with the requirements set out in the NPPF and the Local Plan and that the public benefits of bringing this building back into active use, with the changes as described, far outweigh the less than substantial harm resulting from the proposals.

It is therefore recommended that both planning permission (19/03052/FUL) and listed building consent (19/03053/LBC) be granted subject to the listed conditions.

Case Number	19/03053/LBC (Formerly PP-08083016)
Application Type	Listed Building Consent Application
Proposal	Restoration, refurbishment, internal alterations and change of use of building to form 12 serviced apartments (Sui Generis), 12 'Pod' hotel rooms (Use Class C1), communal roof terraces, use of basement/lower ground floor levels as a 'Souk' comprising of A1/A3/A4/D2 uses and associated ancillary reception, offices, storerooms, laundry and cycle/refuse stores
Location	The Court House Castle Street Sheffield S3 8LT
Date Received	16/08/2019
Team	City Centre and East
Applicant/Agent	Urbana Town Planning 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 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:

02-0319-SK1.13A - Basement Level 2 - Proposed
02-0319-SK1-14 - Basement Level 1 - Proposed
02-0319-SK1.15A - Level 1 - Proposed
02-0319-SK1.16B - Levels 2-3 - Proposed
02-0319-SK1.17 - Level 4 - Proposed
02-0319-SK1.18C - Levels 5-6 - Proposed
02-0319-SK1.19 - Level 7 - Proposed
02-0319-SK1.20 - Level 8 - Proposed

02-0319-SK1.21A - East Elevation - Proposed
02-0319-SK1.22A - South Elevation - Proposed
02-0319-SK1.23A - West Elevation - Proposed
02-0319-SK1.24 - North Elevation - Proposed

02-0319-SK1.25 - Basement Level 2 - Demolition Plans
02-0319-SK1.26 - Basement Level 1 - Demolition Plans
02-0319-SK1.27 - Level 1 - Demolition Plans
02-0319-SK1.28A - Levels 2-3 - Demolition Plans
02-0319-SK1.29 - Level 4 - Demolition Plans
02-0319-SK1.30B - Levels 5-6 - Demolition Plans
02-0319-SK1.31 - Level 7 - Demolition Plans
02-0319-SK1.32 - Level 8 - Demolition Plans

02-0319-SK1.33 - Court 1 - Mezzanine Section
02-0319-SK1.34A - Souk and Basement 2 Entrance Sectional Elevations
02-0319-SK1.35A - Cart Entrance Sectional Elevations

02-0319-SK1.36 - Service Plans and DDA Adaptions
02-0319-SK1.37 - Reception Screening Details
02-0319-SK1.38B - Cell Pod Details

02-0319-SK1.39C - Law Court 3 Elevations - Existing
02-0319-SK1.40D - Law Court 3 Elevations - Proposed
02-0319-SK1.41D - Law Court 2 Elevations - Existing
02-0319-SK1.42C - Law Court 2 Elevations - Proposed
02-0319-SK1.43B - Judges Offices Elevations - Existing
02-0319-SK1.44B - Judges Offices Elevations - Proposed

02-0319-SK1.45B - Law Court 1 Roof Terrace and Mezzanine Details - Existing and Proposed
02-0319-SK1.46D - Law Court 1 Elevations - Existing and Proposed

Judges Offices - Photographic Illustration of Proposed Internal Works (dated 05/11/2019)

Law Court 1 - Photographic Illustration of Proposed Internal Works - Rev A (dated 25/11/2019)

Law Court 2 - Photographic Illustration of Proposed Internal Works (dated 05/11/2019)

Law Court 3 - Sheet 1 - Photographic Illustration of Proposed Internal Works - Rev A (dated 25/11/2019)

Law Court 3 - Sheet 2 - Photographic Illustration of Proposed Internal Works - Rev A (dated 25/11/2019)

Heritage Statement by ARS Ltd (Report 2019/153) dated November 2019 plus Addendum to Heritage Statement dated November 2019.

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. No development shall commence until a survey of the existing timber benches in Court Rooms 1, 2 and 3, including an exact audit of the typology, age, location and condition, along with the final proposed plan of reuse within the building, which shall be in substantial accordance with the approved plans, has been submitted to and approved in writing by the Local Planning Authority. Any benches that are not being reused within the building shall be the subject of a strategy, which shall be approved in writing by the Local Planning Authority, to ensure that they are relocated to an appropriate location within Sheffield.

Reason: In the interests of preserving the character and historic artefacts of the listed building.

4. No development shall commence until a fully annotated photographic survey of the building has been deposited with the South Yorkshire Archaeology Service and evidence of such deposition has been submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that the current condition of this important listed building is documented to assist with future interpretation

5. 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.

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

6. Before that part of the development is commenced, full details of the glazed partitions between the reception area and the entrance to Law Court 1 on Level 2/3 shall have been submitted to and approved by the Local Planning Authority. The partitions shall then only be installed in accordance with the approved details.

Reason: In the interests of preserving the character of the listed building

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:

- Windows;
- Window reveals;
- Internal and external doors;
- Roof slates;

- Leadwork;
- Valley/rainwater goods and downpipes.

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

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

8. In relation to the Judges Room and Former Courts Rooms 1, 2 and 3, before any development commences in these areas final details of retention, repair, removal or relocation of fixtures and fittings, which shall be in substantial accordance with the approved plans, shall be approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved information.

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

9. Before installation, full details of any key pad entry systems (external or internal) including their design and location shall be submitted to and approved by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details.

Reason: In the interests of preserving the character of the listed building

10. 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.

11. 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.

12. Before that part of the development is commenced full details at 1:10 scale (including sections) of any repairs to the lantern lights above the Court Rooms shall have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character of the listed building.

13. 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.

14. Before their installation, full details of the positions and fixings for the four bat boxes shall have been submitted to and approved by the Local Planning Authority and thereafter the bat boxes shall be installed in accordance with the approved details.

Reason: In the interests of ensuring an appropriate quality of fixing.

15. 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.

16. 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.

17. Details of how the internal fixtures and fittings are to repaired, replaced, altered, reproduced and protected during building works 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 details.

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

18. Before that part of the development is commenced full details of the stair lift to Reception Hall Level 2-3, identified on the drawing entitled 'Service plans and DDA adaptations Level 1, 2 and 3' shall have been submitted to and approved by the Local Planning Authority. Thereafter the stair lift shall be implemented in accordance with the approved details before the use of the building commences.

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

19. Details of the new internal floor structure and its abutment with the existing building structure shall be approved in writing by the Local Planning Authority before that part of the development commences.

Reason: In order to ensure an appropriate quality of development

20. Details of all new joinery and timber structural elements and/or the repair, alteration or replacement of existing timber elements (including roof and floor timbers, partitions, stairs, balustrades, screens, wainscoting) 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 plans.

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

21. Unless a justification for removal has been agreed in writing by the Local Planning Authority all internal and external doors shall be retained. If new doors are considered as appropriate then details, specifications and finishes of all new doors, including frame section sizes, reveal depths and any moulding's and architraves at a minimum of 1:20 shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the new doors shall be installed in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development

Other Compliance Conditions

22. Existing windows (subject to a condition survey and proposed repair scheme) shall be retained and repaired. Any new windows, casing and bars shall be of timber construction and shall be double hung vertically sliding sashes [using cord and weights and not spiral balances]. The glazing pattern, the thickness and profile of the glazing bars, meeting rails, surrounds and reveal depth shall match those of the existing windows in the property and the windows shall be finished in gloss paint.

Reason: In order to ensure an appropriate quality of development

23. 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.

24. 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.