
Case Number	20/02551/RG3 (Formerly PP-08940474)
Application Type	Application Submitted by the Council
Proposal	Retention of Pinstone Street facade at City Mews and Palatine Chambers, demolition of buildings behind, erection of a seven/five-storey building for use as a hotel with ancillary restaurant/bar (Use Class C1/A3/A4), ground floor retail and cafe/restaurant units (Use Class A1/A2/A3/A4) and associated works (Application under Regulation 3 - 1992)
Location	Site Of 18 - 42 Pinstone Street & Barkers Pool House Burgess Street Sheffield S1 2HN
Date Received	31/07/2020
Team	City Centre and East
Applicant/Agent	Montagu Evans
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:

HOA-HLM-Z1-00-DR-A-0001 - P01 Site Location Plan
HOA-HLM-Z1-00-DR-A-0003 - P01 Existing Block Plan
HOA-HLM-Z1-00-DR-A-0004 - P01 Proposed Block Plan
HOA-HLM-Z1-LG-DR-A-0010 - P01 Existing Basement Floor Plan
HOA-HLM-Z1-LG-DR-A-0010 - P01 Existing Lower Ground Floor Plan
HOA-HLM-Z1-00-DR-A-0010 - P01 Existing Ground Floor Plan
HOA-HLM-Z1-10-DR-A-0010 - P01 Existing First Floor Plan
HOA-HLM-Z1-20-DR-A-0010 - P01 Existing Second Floor Plan
HOA-HLM-Z1-30-DR-A-0010 - P01 Existing Third Floor Plan

HOA-HLM-Z1-40-DR-A-0010 - P01 Existing Fourth Floor Plan
 HOA-HLM-Z1-50-DR-A-0010 - P01 Existing Fifth Floor Plan
 HOA-HLM-Z1-60-DR-A-0010 - P01 Existing Sixth Floor Plan
 HOA-HLM-Z1-RF-DR-A-0010 - P01 Existing Seventh Floor Plan
 HOA-HLM-Z1-LG-DR-A-0015 - P11 Proposed Lower Ground Floor Plan
 HOA-HLM-Z1-00-DR-A-0015 - P11 Proposed Ground Floor Plan
 HOA-HLM-Z1-10-DR-A-0015 - P11 Proposed First Floor Plan
 HOA-HLM-Z1-20-DR-A-0015 - P11 Proposed Second Floor Plan
 HOA-HLM-Z1-30-DR-A-0015 - P11 Proposed Third Floor Plan
 HOA-HLM-Z1-40-DR-A-0015 - P11 Proposed Fourth Floor Plan
 HOA-HLM-Z1-50-DR-A-0015 - P11 Proposed Fifth Floor Plan
 HOA-HLM-Z1-60-DR-A-0015 - P13 Proposed Sixth Floor Plan
 HOA-HLM-Z1-RF-DR-A-0015 - P04 Proposed Roof Level Plan
 HOA-HLM-Z1-XX-DR-A-0020 - P01 Existing Sections - Sheet 1
 HOA-HLM-Z1-XX-DR-A-0025 - P05 Proposed Sections - Sheet 1
 HOA-HLM-Z1-XX-DR-A-0026 - P05 Proposed Sections - Sheet 2
 HOA-HLM-Z1-XX-DR-A-0030 - P01 Existing Elevations - Sheet 1
 HOA-HLM-Z1-XX-DR-A-0031 - P01 Existing Elevations - Sheet 2
 HOA-HLM-Z1-XX-DR-A-0035 - P07 Proposed Elevations - Sheet 1
 HOA-HLM-Z1-XX-DR-A-0036 - P07 Proposed Elevations - Sheet 2
 HOA-HLM-Z1-XX-SH-A-0050 - P03 Schedule of Accommodation
 HOA-HLM-Z1-XX-SH-A-0051 - P03 Gross Internal Areas (GIA)
 HOA-HLM-Z1-XX-SH-A-0052 - P03 Gross External Areas (GEA)
 HOA-HLM-Z1-B1-DR-A-1510 - P02 Demolition Layout Basement Floor Plan
 HOA-HLM-Z1-LG-DR-A-1510 - P02 Demolition Layout Lower Ground Floor
 HOA-HLM-Z1-00-DR-A-1510 - P02 Demolition Layout Ground Floor Plan
 HOA-HLM-Z1-10-DR-A-1510 - P02 Demolition Layout First Floor Plan
 HOA-HLM-Z1-20-DR-A-1510 - P02 Demolition Layout Second Floor Plan
 HOA-HLM-Z1-30-DR-A-1510 - P02 Demolition Layout Third Floor Plan
 HOA-HLM-Z1-40-DR-A-1510 - P02 Demolition Layout Fourth Floor Plan
 HOA-HLM-Z1-50-DR-A-1510 - P02 Demolition Layout Fifth Floor Plan
 HOA-HLM-Z1-60-DR-A-1510 - P02 Demolition Layout Sixth Floor Plan
 HOA-HLM-Z1-70-DR-A-1510 - P02 Demolition Layout Seventh Floor Plan
 HOA-HLM-Z1-XX-DR-A-1530 - P02 Demolition Elevations - Sheet 1
 HOA-HLM-Z1-XX-DR-A-1531 - P02 Demolition Elevations - Sheet 2
 HOA-HLM-Z1-XX-DR-A-2530 - P03 Bay Studies - Sheet 1
 HOA-HLM-Z1-XX-DR-A-2531 - P03 Bay Studies - Sheet 2
 HOA-HLM-Z1-XX-DR-A-2532 - P03 Bay Studies - Sheet 3
 HOA-HLM-Z1-00-DR-L-0001 - P03 Hard Landscape Plan
 HOA-HLM-Z1-00-DR-L-0002 - P03 Soft Landscape Plan
 HOA-HLM-Z1-00-DR-L-0020 - P02 Site Sections - Sheet 1

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. No development, including any demolition, shall take place until the applicant, or their agent or successor in title, has implemented the programme of building recording set out in the submitted Written Scheme of Investigation (WSI) for Historic Building Recording [Wessex Archaeology, August 2020,

document ref: 112720.10].

Thereafter the development shall only take place in accordance with this WSI, or any updated version subsequently approved, and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

4. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and postinvestigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

5. No demolition hereby authorised shall be carried out before a contract for the carrying out of the works of redevelopment of the site has been made, evidence that such a contract has been submitted to and approved in writing by the Local Planning Authority and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To ensure that premature demolition does not take place and result in an undeveloped site, some time before rebuilding, which would be detrimental to the visual character of the Conservation Area.

6. Before the development is commenced (excluding demolition) outline details of the proposed surface water drainage design, including outline calculations and appropriate model results, shall be submitted to and approved by the Local Planning Authority. This shall include the arrangements and details for surface water infrastructure management for the lifetime of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The development shall not be occupied until full details and calculations have been submitted and approved by the Local Planning Authority. The surface water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of sustainable development and given that drainage works are one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences in order to ensure that the proposed drainage system will be fit for purpose.

7. Before the development is commenced (excluding demolition) the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below shall have either:
 - a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which will have been entered into which will secure that such improvement works will be carried out before the development is brought into use.

Highway Improvement Works:

- (i) Reconstruction of footways and kerbing including reinstatement of redundant crossings along the Burgess Street frontage of the development site, all in accordance with the Urban Design Compendium.
- (ii) Highway works along the length of Burgess Street to facilitate the provision of a service lay-by, drop-off/pick-up area, provision of disabled parking and re-location of the taxi rank and on street parking, which will entail the promotion of a Traffic Regulation Order in accordance with usual procedure and provision of associated road markings and signs.
- (iii) Any accommodation works to traffic signs, road markings, repositioning street lighting columns, highway drainage and general street furniture deemed necessary as a consequence of the development.

(iv) Promotion of a Traffic Regulation Order in accordance with usual procedures to restrict hours of operation of the Pinstone Street service laybys to the same times as Fargate, and provision of associated road markings and signs.

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which in the opinion of the Local Planning Authority, will be generated by the development, and in the interests of protecting 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.

8. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the locality.

9. Prior to any development commencing (excluding demolition) the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

10. Prior to the commencement of development (excluding demolition) any intrusive investigations recommended in the approved Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

11. Prior to the commencement of development (excluding demolition) any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly

dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

12. Prior to the commencement of development a Construction Environmental Management Plan (CEMP), including details of the site accommodation, an area for delivery / service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, protection of trees on Pinstone Street during construction shall be submitted to and approved by the Local Planning Authority. The CEMP shall assist in ensuring that all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive uses, and will document controls and procedures designed to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures.

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

13. Before the development is commenced (excluding demolition) a detailed Inclusive Employment and Development Plan, designed to maximise opportunities for employment and training from the construction phase of the development, shall have been developed collaboratively with Talent Sheffield and submitted to and approved in writing by the Local Planning Authority.

The Plan shall include a detailed Implementation Schedule, with provision to review and report back on progress achieved, via Talent Sheffield, to the Local Planning Authority. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: In the interests of maximising the economic and social benefits for Sheffield from the construction of the development.

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

14. 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 system's required cleaning and maintenance schedule.

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 and adjacent residential occupiers

15. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development.

Reason: In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

16. The development hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' and before the development is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that BREEAM 'very good' has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

17. Prior to the occupation of the development, an ecological enhancement plan for the installation of 3 No. internally or surface mounted bat boxes based on the recommendations in Section 5.1 of the Bat Survey Report (ARUP July 2020) shall be implemented. Photographic evidence of the enhancements shall be provided to the Local Planning Authority for approval before occupation of the development.

Reason To ensure a biodiversity net gain in accordance with National Planning Policy Framework.

18. Prior to use of the development hereby permitted commencing, a Delivery Management Plan (DMP) shall be submitted for written approval by the Local Planning Authority. The DMP shall include permitted timings for deliveries and associated activities, and set out procedures and controls designed to minimise local amenity impacts from delivery noise, as far as reasonably practicable. All commercial deliveries then shall be carried out in accordance with the noise mitigation procedures and controls, as set out in the approved DMP.

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

20. 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 future occupiers of the site.

21. 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.

22. 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.

23. The agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change.

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

- Plant screens
- Replacement windows to the Pinstone Street elevation
- Brickwork repairs and cleaning to Pinstone Street elevation

- Balustrades
- Typical window reveals
- Rainwater goods
- Entrances
- Ventilation grills and extracts
- Entrance gates
- Facade lighting where proposed

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

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

25. Prior to any construction above parapet level commencing details of an advertising strategy shall be submitted to and approved by the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved strategy.

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

26. Prior to first occupation of the development, cycle parking accommodation for 10 covered stands shall be provided. Details of the design of the stands shall be submitted and approved by the Local Planning Authority before first occupation of the building. Thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport it is essential for these works to have been carried out before the use commences.

27. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

28. Prior to the occupation of the development a scheme for the re-erection of the William Mitchell frieze including an interpretation scheme along with details of funding and a timescale for undertaking the works shall be submitted to and approved by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details.

Reason: In the interests of ensuring the preservation of Sheffield's cultural heritage.

29. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

30. Before the A3/A4 and hotel ancillary food and drink and banqueting use(s) hereby permitted commence, 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.

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 adjoining occupiers.

31. Before the first occupation of the relevant part of the development commences, Validation Testing of the sound insulation and/or attenuation works 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 the interests of the amenities of the locality and adjoining occupiers

32. Prior to construction of the rear terrace commencing details of the courtyard furniture and Corten feature wall shall be submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be

implemented before the courtyard is brought into use.

Reason: In the interests of the visual amenity of the conservation area.

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

Reason: In the interests of the visual amenities of the locality it is essential for these works to have been carried out before the use commences.

34. No customer shall be permitted to be on the ground floor commercial food and drink premises and / or within the hotel ancillary food and drink facilities outside the following times:

0700 to 0100 hours the following morning on all days (except hotel guests for breakfast)

Notwithstanding the aforementioned hours, use of the third floor bar terrace shall cease at 2300 hours on all days, save for limited access for the purpose of smoking only, to be managed and controlled in accordance with an Outside Area Noise Management Plan, to be submitted for written approval by the Local Planning Authority, prior to use commencing.

Reason: In the interests of the amenities of adjoining occupiers

35. The Developer shall use reasonable endeavours to ensure that any identified end-user of any phase of the development shall, in collaboration with Talent Sheffield, produce a detailed Inclusive Recruitment, Employment and Development Plan, designed to maximise opportunities for both immediate and on-going employment from the operational phase of development. The plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include detailed implementation arrangements, with provision to review and report back on progress achieved, via Talent Sheffield, to the Local Planning Authority. Thereafter the Plan shall be implemented in accordance with the approved details.

Reason: In the interests of maximising the economic and social benefits for Sheffield from the operational phase of the proposed development.

36. The proposed green roof(s) (vegetated roof system) shall be provided on the roof(s) in the locations shown on the approved plans prior to the use of the buildings commencing. Full details of the green roof construction and specification, together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site and unless otherwise agreed in writing shall include a substrate based growing medium of 80mm minimum depth incorporating 15-

25% compost or other organic material. Herbaceous plants shall be employed and the plants shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

Reason: In the interests of biodiversity.

Other Compliance Conditions

37. The development shall be carried out in accordance with the details shown on the submitted Drainage Strategy prepared by Arup (Report dated 29 July 2020), unless alternative details are approved in writing by the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage.

38. 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.

39. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

40. The roof plant shall not project above the plant screen on the Pinstone Street elevation.

Reason: In the interests of preserving the visual amenity of the City Centre Conservation Area

41. The Travel Plan shall be implemented in accordance with the details and timescales contained within it.

Reason: In the interests of encouraging sustainable travel to the site.

42. No doors (except sub-station doors or emergency exit doors) are to open into the adjoining public realm or adopted highway.

Reason: In the interests of pedestrian safety.

43. The waste shall be managed and operated in accordance with the Heart of the City Block A Waste Management Strategy dated 29.7.2020 submitted in support of the application unless alternative arrangements are approved by the Local Planning Authority.

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

44. The surface water run off shall be subject to a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event, for new build roof areas and private landscape. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary.

Reason: In the interests of sustainable development.

45. No loudspeakers shall be fixed externally nor directed to broadcast sound outside the building at any time. The specification, location and mountings of any loudspeakers affixed internally within a commercial unit to be used as a drinking establishment shall be subject to approval by the Local Planning Authority prior to installation and thereafter installed in accordance with the approved details.

Reason: In the interests of the amenities of adjoining occupiers

Attention is Drawn to the Following Directives:

1. In considering and devising a suitable Delivery Management Plan, useful reference may be made to the Department for Transport 2014 guidance document "Quiet Deliveries Good Practice Guidance - Key Principles and Processes for Freight Operators". Appendix A of the document provides general guidance, along with key points for delivery point controls, and driver controls.

2. The required CEMP should cover all phases of demolition, site clearance, groundworks and above ground level construction. The content of the CEMP should include, as a minimum:

- Reference to permitted standard hours of working;

- 0730 to 1830 Monday to Friday

- 0800 to 1700 Saturday

- No working on Sundays or Public Holidays

- Prior consultation procedure (EPS & LPA) for extraordinary working hours arrangements.

- A communications strategy for principal sensitive parties close to the site.
- Management and control proposals, including delegation of responsibilities for monitoring and response to issues identified/notified, for:
 - Noise - including welfare provisions and associated generators, in addition to construction/demolition activities.
 - Vibration.
 - Dust - including wheel-washing/highway sweeping; details of water supply arrangements.
- A consideration of site-suitable piling techniques in terms of off-site impacts, where appropriate.
- A noise impact assessment - this should identify principal phases of the site preparation and construction works, and propose suitable mitigation measures in relation to noisy processes and/or equipment.
- Details of site access & egress for construction traffic and deliveries.
- A consideration of potential lighting impacts for any overnight security lighting.

Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at eps.commercial@sheffield.gov.uk.

3. You may need a Premises License 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.
4. Plant and equipment shall be designed to ensure that the total LA_r plant noise rating level (i.e. total plant noise LA_{eq} 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.
5. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677
 Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

6. South Yorkshire Police advise that the development should be designed and built to Secured by Design Standards. The applicant is advised to review the advice from the Police which can be viewed on the planning application file online.
7. 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.

8. Yorkshire Water has advised that foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.
9. 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.
10. The applicant is advised to follow the recommendations of the preliminary ecological appraisal.
11. The applicant is advised that 'Talent Sheffield' is a Sheffield City Council initiative delivered through the Invest Sheffield and Opportunity Sheffield teams, to ensure that investors and developers in the City receive the support required to meet the commitments in the Inclusive Employment and Development Plan and deliver the maximum possible benefits to Sheffield people and its communities.
12. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349
Email: james.burdett@sheffield.gov.uk

13. Before commencement of the development, and upon completion, you will be

required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

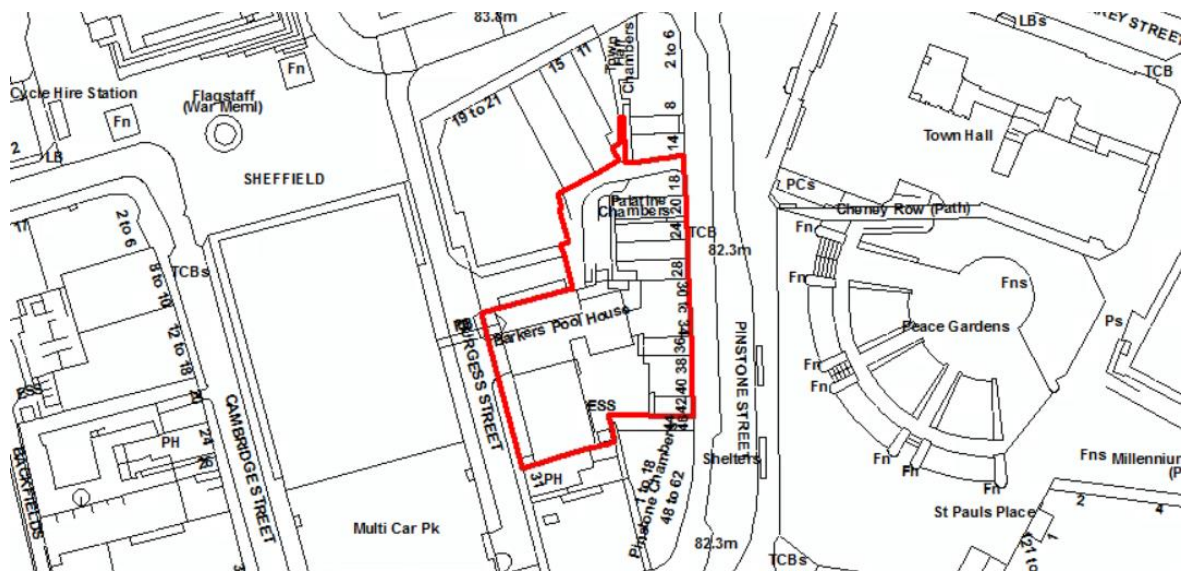
14. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

Site Location



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LOCATION AND PROPOSAL

The application site comprises of City Mews and Palatine Chambers which are Victorian buildings fronting onto Pinstone Street and the 1970s Barkers Pool House fronting on to Burgess Street. The Pinstone Street frontage is approximately 60 metres long and between 4 and 5 storeys high with shops on the ground floor and offices above. The elevation is faced in red brick with stone detailing, decorative metal balconies and a slate faced mansard roof along approximately two thirds of the frontage. The Burgess Street frontage is approximately 40 metres long sandwiched between the former cinema and Yorkshireman Rock Bar, it is 7 storeys high and faced in brick and concrete with decorative concrete panels at first floor level. There is a level difference of a storey between Burgess Street and the Pinstone Street frontage.

The whole of site lies within the City Centre Conservation Area. The Town Hall which is listed Grade I is opposite the site to the east; the former Salvation Army Citadel which is listed Grade II is situated to the south with the Yorkshireman Rock Bar between. The Prudential Assurance building is located to the south adjoining St Paul's Parade and is listed Grade II.

The application is seeking permission to demolish all buildings except the Pinstone Street façade and northern return. The shopfronts of this façade will be demolished and the brick and stone-faced frontage will be retained and refurbished whilst the more recent mansard roof will be replaced with a contemporary rooftop extension.

The site will be redeveloped as a 4-star Radisson Hotel providing 154 bedrooms with an independent food and drink unit and retail unit of approximately 300m² on the Pinstone Street frontage. The Pinstone Street frontage will provide entrances to the hotel, retail and food and drink units (class A1/ A2/ A3/ A4). The ground floor of the hotel will contain the lobby and conference/meeting rooms. There will be a paved courtyard to the rear of the frontage buildings providing seating and spill out space for both the conference and food and drink unit. The upper floors will accommodate the hotel bedrooms and there will also be an ancillary restaurant/bar with terrace at the top level overlooking the Peace Gardens.

The Pinstone Street frontage will be 5 storeys high. The brick and stonework elements of the retained Pinstone Street façade will be cleaned, repaired and repointed. New glazed shopfronts will be constructed which will be faced in stone rainscreen cladding to match. The new mansard roof and plant screen will be faced in standing seam copper with contemporary window openings and a glass balustrade. The rear elevation of the Pinstone Street block will be faced in cream brickwork together with the projecting rear wing.

The Burgess Street frontage accommodates a secondary hotel lobby and a service yard entrance with access via a drive through opening. The ground floor is faced in black brickwork and the upper floors in a light red multi brick with glass reinforced banding marking some of the floors. Projecting decorative brickwork is to be constructed in a panel above the hotel entrance and the bedroom window will have chamfered glass reinforced surrounds.

A landscaped terrace is proposed to the rear of the Palatine Chambers building which will provide a spill out space for both the hotel and food and drink unit. Green roofs are to be created on top of the banqueting area and over part of the service yard.

No parking is proposed on site and there will be a small service yard accessed from Burgess Street, whilst the food and drink unit will be serviced from the alley to the north of the site and from an existing lay-by on Pinstone Street.

RELEVANT PLANNING HISTORY

The site was part of the permission for the New Retail Quarter (05/03933/OUT). Within its boundary, the scheme required the full demolition of a significant number of buildings within the Conservation Area, including those along Cambridge Street and the part redevelopment of Block A. Due to the 2007 financial crisis, the project stalled and the Council's development partner, Hammerson, withdrew from the project.

The site was included in application 15/02917/OUT for a comprehensive retail-led mixed-use scheme for a 7 hectare City Centre site which was endorsed by the Planning and Highways Committee in August 2016.

Changes to the retail environment required further reconsideration of the strategy for the site, culminating in the release of the proposals for the Heart of The City Phase 2 masterplan (HoC II). Block D of HoC II (Grosvenor House) has been completed and is occupied by HSBC. Block B (Laycock House) has permission for the conversion of Laycock House with a new build 8 storey block (18/04257/RG3). Block C (known as Pepperpot) has been granted permission for retention of facades on Pinstone Street and part of Charles Street and Cambridge Street and erection of a seven-story building behind for a mix of uses (18/04069/RG3). Block F located on the corner of Rockingham and Wellington Street (Kangaroo Works) has been granted permission for the erection of a mixed-use development (19/01836/FUL). Block H3, Cambridge Street and Wellington Street - a mixed-use retail and leisure scheme was granted permission in September 2020 (20/01438/LBCRG3). Block H2, Carver Street and Wellington Street was granted permission for an 8/9 storey mixed use retail/food/drink and office development in October 2020 (20/01895/RG3).

REPRESENTATIONS

The applicant has submitted a Statement of Community Involvement.

Pre-application consultation included

- leaflets sent to 1,071 commercial and residential properties
- Stakeholder pack distributed to key stakeholders
- Press release to raise awareness
- Dedicated web page with detailed plans and video – viewed by 1395 visitors
- Project email address to ask questions and provide feedback
- Posts on Instagram and Twitter pages

Due to Covid 19 it was not possible to hold face to face consultation events. A list of the organisations consulted is contained in the Statement of Community Involvement. A series of meetings were held with local heritage groups as well as a meeting with Pinstone Chambers Residents.

101 responses were received. There was lots of support for the hotel use but concerns as to whether there would be sufficient demand. There were positive and negative comments about the design, with the roof extension being an area of concern. There was both support and opposition in respect of the demolition of Barkers Pool House and many requests for the retention of the William Mitchell Frieze. There was support for the retention of the Pinstone Street facades. Full details of the comments and the applicant's response to the issues raised are covered by the Statement of Community Involvement.

The applicant has advised that the feedback has been taken into account in the development of the proposals. Given that the applicant has clearly undertaken a public consultation exercise which has influenced the scheme the SCI should be given some weight when determining the application.

Historic England

Historic England welcome the renewal of this stretch of Pinstone Street and Burgess Street and the investment in the City Centre and Conservation Area. The re-use of historic buildings and new construction is consistent with the Heart of the City Project in the way that the new and old are brought together.

The retention of City Mews and Palatine Chambers is very much supported as they are fine commercial buildings from the late 19th Century which reflect the city's prosperity and aspiration in that period. They form, partly, one side of the civic space focussed on the Peace Gardens and the Grade I Listed Town Hall, one of the main focal points within the city.

The creation of the roof bar and restaurant terraces introduces a modern roof structure that is not completely harmonious with the parent buildings but nonetheless brings back more definition and angle to the roof line following the flattening out of the slope in the 1970s. On the whole the visual effect would be a positive one and a new experience of the Peace Gardens and Town Hall when seen from the roof top terraces would be created.

They suggest more harmony could be obtained by regularising the shape of the dormers to City Mews and using a grey coating to the roof cladding to reflect the predominant use of slate.

The replacement for Barker's Pool House is relatively plain but of a softer more nuanced detail and materials, and so an improvement. The intention to retain the mural by William Mitchell is an improvement but it would be preferable to see that detail tied down more securely, either by its use on this development or identified location on another scheme. In the absence of this they suggest a condition ensures its re-location and curation.

In summary they conclude the development would be an enhancement of the City Centre Conservation Area arising from the re-use of important historic buildings and new design to add another layer to its already considerable architectural heritage. In policy terms this is reflected best in paragraphs 192 and 200 of the NPPF which promotes the positive benefits of re-using historic buildings and good quality design.

They confirm that there is no objection to the application on heritage grounds.

Conservation Advisory Group

Sheffield Conservation Advisory Group welcome the retention of the frontages of City Mews and Palatine Chambers which form a significant range of buildings in relation to the Town Hall and Peace Gardens. The Group does, however, regard the proposed mansard over both buildings which are higher than the existing, partial, mansard as disproportionate and would create a top-heavy effect when viewed from the Peace Gardens. The Group also wish to see a specific proposal for the incorporation of the frieze by William Mitchell on Barkers Pool House in the scheme. More consideration needs to be given to reflect the historic character of the City Mews courtyard which retains original stone setts.

Hallamshire Historic Buildings

Hallamshire Historic Buildings objects to the application. They welcome the retention of the historic facades on Pinstone Street, the re-use of the William Mitchell frieze and the changes made to the final design in response to consultation feedback. However, the following matters of detail remain a concern.

The Group draw attention to the importance of the existing Victorian buildings as part of a wider group of historic buildings representing the prosperity of the city and being integral to the significance of the conservation area and the setting of the Town Hall.

They say that the lower ground floor and ground floor of Palatine Chambers survive and most of the fabric visible in the rear courtyard is original and their loss will be harmful to the character of the conservation area. This loss should be replaced with an ambitious design that compensates for the loss. They consider the proposals for the courtyard fail to do this compromising of dull brick elevations, unconvincing concrete detailing and, whilst the hard landscaping creates some interest the tarmac surfacing is a concern. They consider a significantly more imaginative design for the courtyard elevations is required paying particular attention to the finish and detailing of brickwork and the use of embellishment. A condition should require a detailed design of the impressed concrete frieze to be submitted and tarmac surfacing to be replaced when the risk of damage by building operations is over.

The Group considers that Barkers Pool House has its own merit and importance to be of architectural merit and historic significance. They welcome the recognition of the importance of the William Mitchell frieze. Its removal will have an impact on the character and appearance of the conservation area and its re-use should be conditioned in terms of specifying the location, timescale and the display of an image

showing it in its original context. They also consider the Burgess Street elevation should be included within the recording works.

The proportions of the City Mews roof are considered by the Group to be successful but the parapet is shown faced in stone but the main material is brick and this should be corrected. Skylight structures shown in earlier design iterations should be reinstated as references to the substantial chimneys that once existed and to add interest and maintain distinction between the two Pinstone Street buildings. The proportions of the Palatine Chambers roof are not harmonious and create a top-heavy appearance.

The re-use of materials is key to achieving sustainable development. The submission refers to the re-use of materials as an aspiration but a firmer commitment should be made to the re-use of the stone setts within the courtyard and for saving the bricks, ironwork and impressed concrete panels from Barkers Pool House for re-use in the historic context elsewhere, this could be covered by a condition.

A condition should require a scheme for the incorporation of interpretive material within the site.

The Group disagree with the applicant's argument that reduced weight should be given to UDP heritage policies arguing that they are entirely consistent with the National Planning Policy Framework (NPPF).

Joined Up Heritage

Joined Up Heritage Sheffield have objected to the application making the same points as Hallamshire Historic Buildings.

South Yorkshire Police

South Yorkshire Police have raised no objections to the proposal. They recommend that the development is built to comply with Secured by Design standards. They draw attention to guidance which seeks to promote safety and security issues, the detail of which in this case is mainly concerned with the safety specification of locks and materials which is a matter for the designer.

Support

One comment has been received in support of the scheme on the basis that the development will hopefully attract more visitors and boost the economy.

PLANNING ASSESSMENT

Land Use Policy

The site is in the Central Shopping Area and the Pinstone Street frontage is also within the Retail Core. Unitary Development Plan (UDP) Policy S3 is concerned with development in the Central Shopping Area. Other than in the Retail Core, shops,

offices used by the public and food and drink units are preferred and hotels are an acceptable use.

Policy S3 which promotes main town centre uses in the City Centre allows for some flexibility. It is considered to be in line with the NPPF and should therefore be given significant weight

All the proposed uses are either acceptable or preferred under Policy S3, therefore the proposal is in line with this policy.

UDP Policy S2 relates to development on the frontages of the Retail Core. On ground floor frontages new retail and complementary uses which add to the vitality and viability of the Central Shopping Area will be encouraged. Outside Fargate, shops are preferred with food and drink uses being acceptable, and all other uses being unacceptable. Non shopping uses on the ground floor will be required to provide a window display or frontage appropriate to a shopping area.

Approximately two thirds of the ground floor of the Pinstone Street frontage comprises of retail and food and drink uses with the other third being the hotel lobby. Whilst a hotel use is not strictly permitted under Policy S2 it is a complementary use which adds to the vitality and viability of the Central Shopping Area. The ground floor frontage has also been designed with glazed shop fronts across its full width which complies with the requirement to create a frontage appropriate to a shopping area.

The site is not in the Fargate Area so there is no requirement for only shops (A1) on ground floor frontages (as per S2a) but A1 is a preferred use elsewhere in the Retail Core which means it should be the dominant use. Over 70% of the units in the Retail Core are within A1 use (includes Fargate, The Moor, Pinstone Street and Cambridge Street) and it would not affect the dominance across the Retail Core, and in any case the potential for A1 always remains open under the list of proposed uses.

It should also be noted that recent Government changes to the use classes order have grouped together the majority of 'A' classes into a new class 'E', with the ability to move between them, providing much greater flexibility.

The proposal accords with Policy S2 which is in accordance with the NPPF in that it is appropriate to define the primary shopping area. However, it could now be argued that it is too restrictive in allowing only A1 uses on the ground floor of Fargate, given the recent changes to the Use Classes Order and therefore should be given limited weight.

Policy S10 – Conditions on Development in Shopping Areas

Policy S10 says that new development should not lead to a concentration of uses which would prejudice the dominance of preferred uses in the Area or its principal role as a Shopping Centre. By requiring a dominance of preferred uses Policy S10 does not provide the flexibility as required by the NPPF and the recent Use Class changes although it does allow some exceptions. Therefore it has limited weight.

This proposal is in compliance with this policy as the development will support the role of the Central Shopping Area and not affect the current dominance of preferred uses (A1, A2, A3 and C3).

Policy CS17 – City Centre Quarters

Policy CS17a applies to the Heart of the City Quarter and promotes the New Retail Quarter, the prime office and retail streets and main civic, arts and cultural buildings, with high quality public spaces within this part of the city. This policy supports the role town centres play at the heart of the local community and therefore accords with the NPPF and should be given significant weight. This proposal is supported by this policy as it is delivering a key part of the New Retail Quarter (now Heart of the City II) and providing a substantial amount of visitor accommodation.

Supplementary Planning Guidance

‘Supplementary Planning Guidance for the New Retail Quarter’ was produced in 2002. Although now mostly superseded by other planning documents, it explained the strategy for the redevelopment of Sheffield city centre and emphasised the importance of fully integrating the NRQ with other parts of the City Centre, taking account of pedestrian routes, visual links and the character of the surrounding area.

Draft City Centre Masterplan

Consultation on a new Draft City Centre Masterplan finished in 2018. The Plan is produced by the Council to promote the city centre as a great place to live, work and visit. It has not been prepared by the Local Planning Authority nor approved by the Planning and Highways Committee, and so it has no material weight in its own right but the context and evidence presented are considered to contribute to the decision making process.

The new Plan recognises that Sheffield city centre’s retail offer remains uniquely unbalanced in comparison with local and regional demand and that the Heart of the City II Project offers an unparalleled opportunity to provide a fuller, higher quality retail offer as well as prestige office accommodation, residential accommodation and great public spaces.

It says that subsequent phases after the HSBC block will provide a complete range of retail spaces including smaller units for independents and specialists. There will be a high ratio of food and drink opportunities, as these form an integral part of today’s shopping experience for many people. It will also provide opportunities for high density office employment, hotels, and primarily non-student residential uses in its upper floor development platforms, strengthening the appeal of the Central Business District as a whole. The supporting plans show a hotel on the site.

This site forms part of Block A in The Heart of the City II master plan. This identifies block A as retail and leisure with an anchor hotel. This shows the latest landowner and developer investment intentions.

National Planning Policy Framework (NPPF)

Paragraph 85 of the National Planning Policy Framework says that planning decision should support the role that town centres play at the heart of local communities. Paragraph 86 says that main town centre uses should be located in town centres then in edge of centre locations. The Glossary to the NPPF defines retail, restaurants, bars and pubs, hotels and conference facilities as main town centre uses.

HOC II is a key project in regenerating the City Centre and this site is highly significant in achieving this objective. The scheme will provide a mix of main town centre uses. It is therefore supported by the NPPF policies referred to above.

HERITAGE, CONSERVATION, LISTED BUILDING ISSUES

Policy Issues

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that in deciding whether to grant planning or listed building consent the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With respect to conservation areas, section 72 says that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 192 of the NPPF says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 says that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial loss or harm to a listed building should be exceptional.

Paragraph 196 says 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 including, where appropriate, securing its optimum viable use. The Planning Practice Guidance says that partial destruction of a heritage asset is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm.

UDP Policy BE 16 'Development in Conservation Areas' says that permission will only be given for development within conservation areas which would preserve or enhance the character or appearance of the Conservation Area. It says that these

principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of, the Area.

It also states that redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

UDP Policy BE19, 'Development affecting listed buildings' says that proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.

Whilst both these policies seek to conserve heritage assets which are consistent with the NPPF they are more restrictive than the NPPF which establishes principles for considering development which has a harmful impact on heritage assets. Therefore, these policies should be given moderate weight.

Significance

Palatine Chambers and the majority of the City Mews is identified by the Sheffield Urban Design Compendium (2004) as 'Unlisted Significant Buildings within the Conservation Area'. The northernmost bays of City Mews, nos. 18 and 20, are not identified in the Compendium, but are identified as 'Unlisted Buildings that Contribute towards the Character of the Conservation Area' in the 1996 Sheffield City Centre Conservation Area Statement of Special Interest. Barkers Pool House is not identified as a positive contributor to the character of the conservation area in either document. The William Mitchell frieze which was located on the Burgess Street frontage of Barkers Pool House was temporarily removed and has been stored on site for safekeeping. The intention is to find an alternative location to reinstate it within the HOC II scheme. Also, in close proximity to the site are the grade 1 listed Town Hall, and grade II listed Salvation Army Citadel, Prudential Insurance Building and Boundary Wall with Standard Measures.

The Conservation Area comprises the historic core of the city that developed during the Georgian period. It developed into a largely industrial area during the nineteenth century and was further altered later in the century with a number of civic improvements and building schemes.

IMPACT ON THE CONSERVATION AREA AND LISTED BUILDINGS

Impact on listed buildings

The scheme will primarily affect the setting of the Town Hall and the Prudential Assurance building because an important aspect of the setting of these buildings comprises the Victorian buildings including City Mews and Palatine Chambers which surround them and the Peace Gardens; which contribute positively to their setting. The Salvation Army Citadel is affected to a lesser extent as its main façade fronts on to Cross Burgess Street.

The retention of the front façade of City Mews and Palatine Chambers will maintain the important architectural and historical context and therefore the setting of the Town Hall and Prudential Assurance Buildings. In addition, the repair and

refurbishment of the front façade of these heritage buildings and the replacement of the insensitive shop fronts and mansard roofs with more contemporary and visually pleasing interventions will enhance the setting of these listed buildings. The impact on the setting of the Citadel will not be significant as the Burgess Street block is unlikely to have a significant impact on its principle façade facing Cross Burgess Street.

Impact on Conservation Area

City Mews and Palatine Chambers contribute positively to the character of the conservation area. There will be limited harmful impact due to the loss of historic fabric and unaltered part of the roof of City Mews. However, the interiors and rear of these buildings is not considered to have significant heritage merit. The loss of Barkers Pool House with the exception of the William Mitchell frieze (which is considered to be a feature that enhances the appearance and character of the conservation area) is not considered to have a harmful impact on the character of the conservation area. The loss of heritage interest is considered to be less than substantial. The William Mitchell frieze has already been removed from the site outside of the planning application process for safe keeping. South Yorkshire Archaeology Service has advised that it was recorded in situ before removal and therefore there is a good record of the artwork. Archaeologists were commissioned to produce an exterior record of all buildings on the site within the original Sevenstone retail quarter and therefore there is a record of the frieze in its original context.

The removal of the insensitive mansard roofs and shopfronts and replacement with sensitive contemporary insertions, together with the repair and refurbishment of the heritage facades and a more sensitive replacement for Barkers Pool House will enhance the character of the conservation area. The new link block and Burgess Street building will be visible over the top of the City Mews building in views from the Peace Gardens. However, the scale and massing is very similar to the existing Barkers Pool House and therefore it is concluded that the impact will not be significantly different.

The difference in floor levels between the 3 buildings on site and the structural alterations to achieve the roof top hotel bar and restaurant, together with the requirements a modern hotel layout mean that there is a clear and convincing justification for the heritage losses to the Pinstone Street buildings. The above considerations and the more sensitive replacement building on Burgess Street, which responds better to the street frontage, provides a clear and convincing justification for the loss of the William Mitchell frieze. The Council is considering the feasibility of re-locating the frieze within a pocket park proposed for part of the former fire station site on Carver Street and is currently seeking funding for the park. A condition is also proposed requiring details of a scheme for its restoration.

The overall public benefits of this scheme are significant in that they will deliver a 4-star hotel on a prominent site in the heart of the city centre and modern retail and food and drink floorspace. These uses will help to enhance the vitality and viability of the City Centre and regenerate the City Centre. Together with the other benefits

listed earlier in the report, these significantly outweigh the harm to the heritage assets.

It is concluded that the proposal will enhance the setting of the affected listed buildings and the character of the conservation area. The development is consistent with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and complies with Paragraphs 192, 194, 196 of the NPPF and UDP Policies BE16 and BE19.

DESIGN ISSUES

Policy

Policy CS74 of the Core Strategy states that high-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, including the distinctive heritage of the city, particularly the buildings and settlement forms associated with the metal trades (including workshops, mills and board schools) and the City Centre.

The policy states development should also:

- contribute to place-making, be of a high quality, that contributes to a healthy, safe and sustainable environment, that promotes the city's transformation;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people; and
- contribute towards creating attractive, sustainable and successful neighbourhoods.

The NPPF focuses on achieving well designed space and good design. This policy is consistent with paragraph 125 of the NPPF which says that plans at the most appropriate level, set out a clear design vision and expectations. Therefore, the policy should be given significant weight.

Paragraph 127 of the NPPF says that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed development is sympathetic to local character by retaining and restoring the facades to Pinstone Street and stepping up towards John Lewis as do the existing buildings. The scale of the roof extension is considered to be in keeping with the buildings either side on Pinstone Street and the new build link block and Burgess Street buildings are of a similar scale to the existing buildings that they replace.

The mansard roof form responds to the existing mansard roof character in a contemporary way, being faced in anti-weathering standing seam copper. The windows generally pick up on the rhythm of bays in the historic buildings as do the raised sections of mansard roof. The contemporary design clearly distinguishes between the historic and the new and the change in roof levels helps to reinforce the difference between the two buildings. During the earlier stages of design development, a number of chimney-like structures over the roof of City Mews were being considered; however it was not feasible for these to form a rooflight structure, owing to the requirement to also provide sufficiently wide access for maintenance personnel and the remaining chimney features were considered to unbalance the façade so were dropped from the design.

The shop fronts to Pinstone Street have been designed with pleasing proportions which respond to the rhythm of bays in the building and help to emphasize the repetitive design of the elevations. The natural stone cladding to be utilised in the shop front surrounds is sympathetic to the stone detailing in the historic buildings. A strong sense of place will be created by the highly glazed shop fronts to Pinstone Street providing an active frontage and the new terrace to the roof top bar and restaurant overlooking the Peace Gardens which will form a new destination.

The new build elements to the rear elevations of the of the Pinstone Street buildings; the link block and the Burgess Street frontage are to be faced in brickwork. They have been designed in a contemporary interpretation of the Victorian typology with regular windows ordered in bays and with coloured concrete banding. The windows have deep splayed reveals and the ground floor to the courtyard spaces has been designed with projecting bands of brickwork which will create modelling and interest.

The Burgess Street elevation restores the building line and follows the same design typology as the other new build elements with a black brick faced ground floor, projecting coloured concrete frames to the windows and brickwork detailing over the hotel entrance to mark the entrance.

A landscaped terrace is created to the rear of the Pinstone Street buildings and whilst shaded by the surrounding buildings it will be protected from the bustle of the

City Centre. It will provide spill out space for the conference/banquet facilities and the food and drink unit. It will be faced in stone setts and provide seating and tables.

There will be soft landscaping, trellises, feature brick and Corten walls and feature lighting. The courtyard will be faced in new granite setts which will provide a wheelchair friendly surface with a consistent finish, there is an insufficient quantity of existing setts to surface the whole of this space. Whilst this space will be overshadowed by buildings it will be an attractive spill out space for the hotel and food and drink unit. The ramp between Palatine Chambers and Town Hall Chambers is to be finished in macadam. The applicant has declined to surface this in reclaimed or new setts given that it is primarily to be used for service and fire access and because an uneven surface could be an impediment to its use for these purposes given the gradient.

ACCESS AND MOVEMENT

Policy

Core Strategy Policy CS51 sets out the Council's transport priorities. The strategic priorities for transport are:

- a. promoting choice by developing alternatives to the car
- b. maximising accessibility
- c. containing congestion levels
- d. improving air quality
- e. improving road safety
- f. supporting economic objectives through demand management measures and sustainable travel initiatives.

The objectives of this policy are consistent with the NPPF and therefore it should be given significant weight.

Policy CS61 'Pedestrian Environment in the City Centre' says a Pedestrian Priority Zone in which a high-quality environment will allow priority for the safe, convenient and comfortable movement of pedestrians within and through the area, will be established in various locations in the City Centre one of which is the Heart of the City.

The promotion of a high-quality pedestrian environment is consistent with the NPPF but the priority locations need updating in line with the Transport Strategy, therefore the policy should be given moderate weight.

Paragraph 103 of the NPPF says that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Paragraph 110 says that applications should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Paragraph 111 says that all developments that will generate significant amounts of movement should be required to provide a travel plan and be supported by a transport assessment.

The pedestrian infrastructure on Pinstone Street is of a high standard with sandstone and granite paving and high-quality street furniture. On Burgess Street the pavements are tarmac with a wide cross-over serving the access through Barkers Pool House. A condition is proposed which will ensure that the Burgess Street footpath along the site frontage is upgraded to meet the Urban Design Compendium palette and the redundant crossings are reinstated as footpath.

Existing cycling infrastructure is considered be adequate to serve the development. The City Centre is well served by the cycle network, there is an on-street contraflow lane along the Pinstone Street frontage. A covered 10 rack cycle store will be accessible from the service yard off Burgess Street. Staff changing rooms and showers will be provided in the building. Visitor short stay cycle parking will be served by the existing on-street parking on Pinstone Street and Barkers Pool.

The site is well served by public transport with a number of bus stops served by high frequency services near to the site and the tram network and central railway station being within walking distance (approximately 300m and 600m) respectively.

No parking is proposed on site as the site will be served by existing public car parks and public transport. Trip rates have been estimated for the different uses including discounts for linked trips. The maximum trip generation is expected to be between 12 to 1pm on Saturday when two-way trips are expected to be around 40.

The number of trips is quite low and it is accepted that this can be accommodated on the highway network. Low or no parking is consistent with the Council's policies to reduce car trips within the city centre. The peak parking demand is expected to be around 25 spaces. There are over 3,600 car parking spaces within approximately 400m of the site. Parking surveys indicate that there is space within car parks during the peak periods and therefore there is considered to be sufficient capacity to

accommodate the demand generated by this development, although it should be noted that the existing uses on site will also generate a demand which is likely to be displaced.

There are taxi ranks close to the site on Burgess Street and Barkers Pool. It is intended that a taxi rank on the west side of Burgess Street will be removed and replaced by a small rank and two disabled parking bays on the east side of Burgess Street. A service bay and drop off and pick-up area is to be provided immediately outside the Burgess Street site frontage. Disabled parking is available on Pinstone Street adjacent to the site. Servicing will take place from Burgess Street, with transit and panel vans able to use the small service yard; larger vehicles will use the service lay-by on street. The food and drink unit will be serviced from Pinstone Street via the existing service lay-by with goods trolleyed via the alley to the north of the site.

A travel plan has been submitted in support of the application to encourage sustainable access to the site. Measures to achieve these aims are set out in the travel plan along with modal shift targets and monitoring of the success of the plan. If targets are not being achieved mitigation measures will be identified by the Travel Plan Steering Group.

The hotel, retail unit and food and drink uses will have level entrances. Passenger lifts will provide access to the upper floors; the new granite setts to the courtyard are to be suitable for wheelchair access. 5% of the rooms are accessible which is in excess of the operator's requirements based on experience but less than the 15% of the total number of guestrooms designed as accessible bedrooms, including facilities for wheelchair users and people with ambulant mobility impairments as recommended by BS 8300. The proposed accessible rooms have been designed as suitable for wheelchair users and for people with ambulant mobility impairments with a connecting door to an adjacent standard room for use by an assistant or companion. As the Council does not have formally adopted planning guidance for the proportion of accessible rooms it is considered that there is no basis for insisting on a higher level of provision. Disabled parking is referred to above.

SUSTAINABILITY

The scheme will develop a Brownfield site in a highly sustainably location where there is a high potential to access the site by sustainable means and for visitors to link trips with other city centre uses.

In terms of the 3 overarching objectives of sustainable development defined in paragraph 8 of the NPPF. It will contribute to the economic objective by helping to support a strong city centre economy which is a key economic objective of the city at the same time as providing employment in construction and during the operational phase. It will contribute to the social objective – by adding to the range of retail/food and drink options in the City Centre which will support social and cultural well-being and a vibrant city centre. In addition, the well overlooked and active street frontages will provide a well-designed and safe environment. It will contribute to the environmental objective by enhancing the built environment and by making efficient use of land. The sustainable urban drainage in the form of blue and green roofs will reduce surface water run-off thereby mitigating and adapting to climate change.

Policy CS64 seeks to encourage sustainable design by ensuring that new developments over 500m² are designed to achieve BREEAM Very Good standard. The design will target a BREEAM rating of excellent which is in excess of the policy requirement.

Policy CS65 seeks to ensure that new developments meet 10% of their predicted energy needs from renewable or low carbon energy generated on site. It also says that, where appropriate, developments will be encouraged to connect to the City Centre District Heating System. In this case energy to power the scheme's heating and hot water is to be provided by the Sheffield District Heating Network which will provide 81% of the building's regulated energy. The applicant has calculated that there will be a 36.7% carbon saving and 69% of the regulated energy will come from low carbon sources which is well in excess of the policy requirement.

ECOLOGY

The site comprises of hardstanding and buildings. Bat surveys in 2015 confirmed no roosts within buildings on the site. The preliminary ecological appraisal updated the surveys in July 2020 and no evidence of roosting bats was discovered. The City Ecologist satisfied they were carried out by suitably qualified ecologists using current best practice methods and that no further survey work is required. In line with the appraisal a condition is proposed requiring 3 bat boxes to be installed. Along with the green roofs and landscaping the scheme will deliver a biodiversity enhancement in line with the guidance in the NPPF.

AMENITY IMPACT

There is residential accommodation in Pinstone Chambers adjacent to the site. A condition is proposed requiring a Construction Environment Management Plan to be submitted for approval which will include measures to mitigate the impact of noise and dust during the construction period. Conditions are also proposed to control noise and odours associated with food and drink and entertainment uses in the building. These safeguards should satisfactorily mitigate the amenity impact of the proposal.

ARCHAEOLOGY

Discussions are taking place with South Yorkshire Archaeology Service regarding a method statement for investigating below ground archaeology. A written scheme of investigation has already been agreed for building recording of Palatine Chambers and City Mews. Conditions are proposed to secure the necessary archaeological investigations are undertaken.

GROUND CONDITIONS

The site lies within a Coal Mining High Risk Area. The applicant has submitted a Coal Mining Risk Assessment and the Coal Authority has confirmed that they have no objections to the development subject to the recommendations of the report being followed. Land contamination reports have been submitted in support of the

application and these have been considered by the Council's Environmental Protection Service. Further investigations are required before these can be approved, and conditions are proposed that will ensure the site is safely developed.

FLOOD RISK AND DRAINAGE

The site lies in Flood Zone 1 which is at the lowest risk of flooding. The flood risk to the site is low and therefore there are no significant flooding concerns.

The existing surface water drains to the combined public sewers and run-off is unrestricted. It is not feasible on this constrained site and ground conditions are not suitable for infiltration of surface water. There are also no watercourses or surface water sewers near to the site to discharge into. Therefore, the surface water will discharge to existing combined sewers but the run-off will be 30% less than existing which will reduce the flood risk. The flat roof part of the hotel will be designed as a blue roof to provide surface water storage and there will be an underground attenuation tank below the courtyard. The two low level green roofs will also provide attenuation. The Lead Local Flood Authority and Yorkshire Water are satisfied with the drainage strategy and conditions are proposed to control the detail.

LOCAL EMPLOYMENT

The Council seeks to maximise the local employment and training benefits of major developments by encouraging applicants to work with Talent Sheffield to this end. The applicant has agreed to this and a condition is proposed requiring a local employment strategy to be submitted for approval.

CONCLUSION AND RECOMMENDATION

The report demonstrates that the scheme is consistent with the relevant development plan policies. As described above it will enhance the conservation area and the setting of nearby listed buildings and therefore it complies with both Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also the heritage policies in the NPPF (Chapter 16) and the Development Plan.

The design is considered to be in accordance with Policy CS74 and NPPF design policies in Chapter 12. By retaining and enhancing the historic facades, providing a contemporary and more sympathetic roofscape to Pinstone Street and replacing Barkers Pool House with a more sympathetic design it responds to local character.

It will retain an active frontage to Pinstone Street and this, together with the rooftop bar/restaurant will help to create a strong sense of place, contributing positively to this key civic space. It is also intended that the William Mitchell frieze will be relocated to a nearby publicly accessible location although the precise details cannot be confirmed at this stage.

The site is sustainably located, and the scheme will meet or exceed the Council's sustainable design policies. It is highly accessible by sustainable travel modes and there are no significant access concerns. It will deliver a 4-star hotel in a prominent

and prestigious location which will contribute significantly to the regeneration of the City Centre.

Paragraph 11 of the NPPF says that there is a presumption in favour of sustainable development.

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

Paragraph 12 of the NPPF says that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

The application lies within the Central Shopping area in the Unitary Development Plan and within the Sheffield City Centre Conservation Area, as well as being close to a number of listed buildings. It is therefore considered that the land use policies and the heritage and design policies are the most important policies for determining this application. These policies are not considered to be out of date.

It is concluded that the proposals accord with the provisions of the Development Plan when considered as a whole and that the policies which are most important in the determination of this application are consistent with the aims and objectives of the National Planning Policy Framework.

It is therefore recommended that planning permission be granted subject to the listed conditions.

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