

Agenda Item 6

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 11th December, 2012

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Tim Hale (Deputy Chair)	Sheffield Chamber of Commerce
	Mrs Christine Ball	Civic Trust/South Yorkshire Industrial History Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Mr. Bob Hawkins	Council for the Protection of Rural England
	Mr. Stanley Jones	Hunter Archaeological Society
	Mr. Philip Moore	Sheffield Society of Architects
	Mr. Andrew Shepherd	Society for the Protection of Ancient Buildings
	Dr. Alan Watson	Institution of Civil Engineers

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Prof. Clyde Binfield (20th Century Society), Mr. Rod Flint (Georgian Group), Mr. Bob Marshall (Royal Town Planning Institute) and Dr. Malcolm Tait (University of Sheffield).

2. **MINUTES,**

The minutes of the meeting held on 23rd October, 2012 were approved as a correct record subject to (a) the addition, in the attendance, of the words "Mrs Christine Ball Civic Trust/South Yorkshire Industrial History Society" and (b), the substitution, in item 2 of the words " (v) Mr. Hawkins would report" for the words "(iv) Mr Hawkins would report" and, in item 8 (a) the words "monument to Alderman Thomas Wylie, originally near Brightside Station" for the words "community monument" and, arising therefrom, the Group (i) noted that:-

(A) (1) John Mothersole, Chief Executive of the City Council had agreed to meet the Chair (Dr. Booth) and discuss the development of the Edwardian Extension of the former Jessop Hospital for Women;

(2) details of the site selection process involving the Extension had been published on the Council's website;

(3) Prof. Mike Hounslow, University of Sheffield, felt that it would not be appropriate for representatives of the University to meet representatives of the Group and discuss the

development;

(4) a campaigner against the development had contacted Mr Hale and Dr Booth to obtain their support for his campaign;

(5) the application for the development would be considered by the Council's City Centre and East Planning Committee at its meeting on 17th, December;

(6) the Sheffield Telegraph had published a letter and an article by Mr Greaves, regarding the development,

(7) the Telegraph and the Star had not published letters, regarding the development, from Mrs. Valerie Bayliss;

(8) the University had stated that it required from the site nineteen thousand square feet of space, rather than the original sixteen and a half thousand square feet of space;

(9) English Heritage could call in the application as the proposed demolition would amount to substantial harm to the building and there had been procedural failings by the architect, particularly in examining whether demolition was justified; and

(10) demolition of the building would set a precedent for development of other important buildings nearby;

(B) the proposed development of the Wicker as a gateway to the City would require the demolition of a timber yard at that location;

(C) (1) over the last few years, significant changes had been made to a number of crucible furnaces within the City, including replacing slate roofs with metal sheeting and the insertion of a flue through the roof of a furnace, which all involved major changes to what were essentially simple buildings;

(2) Mr Hawkins would liaise with the Head of Planning to enable investigation of these matters;

(3) the remains of a furnace, in the cellar of a house at Grenoside, had been added to the Statutory List; and

(4) the City Council had not yet received a copy of a report by Mr. Craig Broadwith, English Heritage, on Metal Trades Buildings at Risk within South Yorkshire;

(D) following its sale by auction, the Abbeydale Picture House would be used as a Climbing works/school. It was believed that it could be possible for the building to revert to its original use as a theatre;

(E) a bid for Heritage Lottery funding would be made to carry out restoration work on the organ at the City Hall;

(b) (i) approved the representation of the Group by the Chair (Dr. Booth) and Mr. Moore at a meeting with Mr. John Mothersole, regarding the proposed demolition of the Edwardian Wing of the former Jessop Hospital and (ii) thanked Mr Greaves for his efforts in connection with the development; and

(c) requested the Head of Planning, in the event that he obtains copies of the above report by English Heritage on Metal Trades Buildings At Risk in South Yorkshire, to make a copy available to the Group.

3. CHAIR'S REPORT

The Group noted that there was nothing to report under this item of business.

4. HEAD OF PLANNING'S REPORT

The Head of Planning reported that (a) (i) the closing date for submitting representations on the changes, proposed by the Government, to the permitted development rights regarding larger extensions was 24th December, 2012, (ii) the City Council had objected to the proposals and a number of other authorities had also objected strongly to

them and (b) the consultations on proposed changes to the granting of listed building consent would not go ahead, with the exception of the proposals regarding the certificate of lawfulness.

The Group noted the information.

5. **SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL**

The Group noted that the next meeting of the Sheffield Sustainable Development and Design Panel was scheduled to take place on 31st January, 2013.

6. **HERITAGE ASSETS**

The Group considered the following applications for planning permission for development affecting Heritage Assets and made the observations stated:-

- (a) **Construction of new main entrance, outpatients and ward building in south east of hospital building site, including new service yard and delivery zone, alterations to 8-10 Northumberland Road, closure of part of Durham Road and part of Durham Lane, alterations/extension of existing main entrance building on Clarkson Road and provision of new frontage, demolition of 9 Clarkson Street and demolition of extension at 5-7 Clarkson Street and at 12 Northumberland Road, at the Children's Hospital, Western Bank (Case Number: 12/03393/FUL).**

The Group felt that there was no objection, in principle, to the development, subject to justification of the loss of 9 Clarkson Street. The Group queried whether the development was too big for the site. The Group suggested that consideration be given to the possibility of the nearby car park of the University of Sheffield, on Clarkson Street, being used for the development, to reduce its impact on traffic movements within the area. The Group considered that it should be stressed that there could be no further development on Clarkson Street and Northumberland Road. The Group suggested that the wall to the access point should be of natural stone, with the details of scale of coursing and modelling being to the satisfaction of the Head of Planning. The Group welcomed the proposed green roofs.

- (b) **Refurbishment and conversion of Kutrite Factory to form 7 houses and 8 apartments at site of 1-7 Allen Street, 7,9,11,13 and 15 Smithfield and Snow Lane (Case Number: 12/03596/LBC)**

The Group felt that the information was both inadequate and inaccurate. The Group considered that the development did not respect or enhance the conservation area and that the proposed demolitions were unjustified. The Group suggested that the use for residential accommodation was acceptable, in principle, subject to careful treatment of the building and subject to the type of residential accommodation being appropriate. The

Group raised strong objections to the proposed treatment of the listed building.

NOTE: The Group deferred, pending a visit of inspection to the site, consideration of an application for development at Barnes Hall Farm, Bracken Hill (Case No: 12/03475/LBC and 12/03474/FULL)

7. MISCELLANEOUS ITEMS

Members of the Group reported on developments affecting Heritage Assets and Conservation Areas and the Group noted that:-

- (a) the proposed developments of the former Ranmoor and Ballard Halls of Residence had been advertised in the Sheffield Telegraph;
- (b) the City Council's Building Standards officers regularly checked the condition of the former Sufi Centre, Vincent Road. The building, which was still apparently in sound condition, was subject to planning permission for development as a hotel;
- (c) the furniture of the Highfields Library, which was being refurbished, had been removed and had possibly been sold;
- (d) sash windows were being replaced at 11-15 St Barnabas Road, which was a listed building;
- (e) the scheme for development of the former first-class dining room at Sheffield Station, for the Sheffield Tap, had been considered by the Group. It was anticipated that the refurbished building would re-open soon;
- (f) the City Council had sold Mount Pleasant to an individual. There had been, as yet, no enquiries regarding its future use;
- (g) planning permission for development of the former Anglican Chapel, General Cemetery, had been granted two years previously. The scheme had been considered by the Group;
- (h) work had begun on the residential development of the former Art College, Psalter Lane;
- (i) the scheme of development of the former St. John's Methodist Church, Crookesmoor Road, included the insertion of additional lighting;
- (j) the new extension to St. Thomas Church, Crookes, formed a link to the former Endowed School;
- (k) the former Pearl Works was for sale;
- (l) the planning officer overseeing the development of 17 Southgate,

Eckington, was in fact a private consultant, who was being retained by North East Derbyshire District Council ;

- (m) There were two planning applications for development of the former Hallam Towers Hotel. Notice had been served on the owner in connection with the condition of the building, following vandalism of the concrete links and subsequently a planning application for their demolition had been received. The windows would be boarded up and the vegetation would be tidied up along the Fulwood Road section of the site. A further application had been received, for revision of the conditions attached to the existing permission for its development; and
- (n) There had been no progress regarding the condition of Loxley Chapel.

(NOTE: The above minutes are subject to amendment at a future meeting)

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