

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 22nd January, 2013

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Dr. Roger Harper	Ancient Monuments Society
	Mr. Bob Hawkins	Council for the Protection of Rural England
	Mr. Stanley Jones	Hunter Archaeological Society
	Mr. Bob Marshall	Royal Town Planning Institute
	Mr. Andrew Shepherd	Society for the Protection of Ancient Buildings
	Dr. Malcolm Tait	Institution of Civil Engineers
	Dr. Alan Watson	University of Sheffield

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Prof. Clyde Binfield (20th Century Society), Mrs Christine Ball (Civic Trust/South Yorkshire Industrial History Society), Mr. Tim Hale (Sheffield Chamber of Commerce), and Mr. Philip Moore (Sheffield Society of Architects).

2. **MINUTES,**

The minutes of the meeting held on 11th December, 2012 were approved as a correct record subject to (a) the addition in the attendance, of the words "Dr. Roger Harper/Ancient Monuments Society" and (b), the substitution, in item 2 (C)(3), of the words " at 2 Topside, Grenoside" for the words "at Grenoside" and in item 7(i) of the words "roof lights" for the words "additional lighting" and, arising therefrom, the Group noted that:-

(i) on 17th December, 2012 planning permission had been granted for the development of the Edwardian Wing, former Jessop Hospital for Women, including demolition, subject to reference of the listed building consent application to the Secretary of State for Communities and Local Government. The change.org website had established an email petition to the Secretary of State, requesting him to call in the planning application as well; and

(ii) the next proposed development at Sheffield Station, involved the former Stationmaster's House, which was a listed building. The Group would be given the opportunity to comment on the scheme.

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) the permitted development rights had been changed to permit the conversion of office accommodation to residential accommodation, without planning permission and (b) the new artwork at the TESCO site, Spital Hill, should be erected by 28th February next.

The Group noted the information.

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

The Group noted that the Sheffield Sustainable Development and Design Panel, at its meeting on 31st January, 2013 had considered a pre-planning application proposal, to erect a language school and residential accommodation at Broad Lane.

6. **HERITAGE ASSETS**

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

- (a) **Application to repair, restore, alter, extend and change the use of a group of buildings to create 7 dwellings with ancillary car parking, storage, communal facilities and amenity space and the erection of two polytunnels, at Barnes Hall Farm, Bracken Hill.
(Case Number: 12/03475/LBC & 12/03474/FUL)**

The Group felt that the barn was an extremely important building, which required careful treatment. The Group considered that the proposed use was not unacceptable, provided that the details of the external alterations and the internal subdivision were satisfactory. The Group felt that the scheme had not been thought through adequately, particularly with regard to the treatment of the courtyard. The Group considered that the external detailing of the original scheme, which had received planning permission, was more sympathetic, particularly in terms of the roof and the treatment of the openings. The Group urged that the Secretary of State be requested to bring up to date the listing description of the Farm, to reflect the quality and significance of the whole range of buildings.

- (b) **Demolition of 20th Century rear extension, conservatory and detached single garage, internal alterations and refurbishment and erection of a two-storey rear extension, at Old Sharrow Head House, 311 Cemetery Road.
(Case Number: 12/03667/LBC)**

The Group felt that the demolitions were acceptable in principle, but the

new extension did not pick up clues from the existing building and did not preserve or enhance the listed building, although the principle of extension to the building was acceptable. The Group considered that the stairhall was one of the best parts of the building and it would be best if the present scheme was not carried out, but creating access to the loft space could be acceptable, provided that it was done carefully and was reversible, to the satisfaction of the Head of Planning. The Group felt that the cedar cladding was unacceptable.

(c) **Alterations and extension to building to form 10 flats with associated car parking accommodation and landscaping works, at Westbrook House, Sharrow Vale Road (Case Number: 12/03900/LBC)**

The Group felt that the extension to the 20th Century building would impact on the semi-rural feel of the listed building and its setting in a landscape. The Group felt that the car parking was excessive, when the development was a good opportunity to restore the character of the setting of the listed building.

(d) **Demolition of existing warehouses and erection of 18 x 4/5 bedroomed student houses, with associated parking and landscaping, at land and buildings, adjacent to the Ellis, Willis and Beckett building and the Old Bulls Head, Dun Street (Case No. 12/03611/FUL)**

The Group felt that the design was of poor quality and the scheme did not preserve or enhance the listed buildings or the conservation area, as the approved scheme did. The Group considered that the rationale of the parking scheme was obscure and the detailing of the scheme, as a whole, was poor. The Group felt that the architectural quality of the previous scheme was more sophisticated.

NOTE: An application for development at The Stockroom, 4 Suffolk Road (Case No: 12/03744/FULL) was withdrawn from consideration.

7. MISCELLANEOUS ITEMS

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

- (a) in the opinion of Mr. Hague, the suspended ceiling at the rear of the Castle Market, was a particularly interesting feature of the building;
- (b) Mr. Greaves had advised the owner, on how to apply for the former Attercliffe Baths and Attercliffe Library, the former Midland Bank, Attercliffe and the former Brewery, Carlisle Street, to be listed; and
- (c) the former Adelphi Cinema, Attercliffe was for sale.

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

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