

Our ref: hk/O/GDK/Shef/APC/29.03.21

30 March, 2021

(City Centre & East Team)
Development Management
City Growth Department
Sheffield City Council (via Planning Portal)

Dear Sir/Madam,

Planning, listed building and advertisement consent for Telegraph House 11 - 15 High Street City Centre Sheffield S1 2GA

Planning and Heritage Statement

We act as planning consultants to KDG Woolwich Ltd who wish to operate a restaurant from the above premises.

Planning (20/02034/FUL) and listed building consent (20/02035/LBC) for Change of Use from a bank (Use Class A2) to a restaurant (Use Class A3) including internal alterations and installation of an extraction flue at the subject property was approved in August 2020. The September 2020 Introduction of Use Class E now provides an unrestricted permitted development right for restaurant use in any event.

In approving the application the case officer commented –

Internally it is proposed to remove a number of internal walls and doors to create a more open plan space at both ground floor and basement levels. The walls to be removed are not original and their removal will not have a harmful impact on the listed building. It is also proposed to install several new partition walls to create toilets and store areas. Again these will not have a harmful impact on the listed building and will be easily removable in the future if required. Externally it is proposed to install a new external flue to the rear elevation of the building within the service yard area. The details included with the application are minimal at this stage, additional information has been requested in relation to the appearance of the flue

but these have not been provided as the application is being submitted for marketing purposes only.

The rear service area appears to be the most suitable location for an extraction flue given as it does not contain any architectural features of special character. Furthermore, any equipment on this elevation will be seen within the context of existing plant within this area. Nevertheless, given that this is a listed building and in a conservation area, it will be necessary to submit a new listed building application for any proposed flue.

This planning listed building and advertisement consent application is for the following

Planning –

- New frameless replacement of modern glazing and entrance door on High Street Elevation
- New frameless replacement of modern glazing on York Street Elevation
- New extraction duct to rear service/plant area.

Advertisement Consent

- High Street Elevation – 2 x internally illuminated letter signs- lettering to be individually located – 1 x internally illuminated projecting sign
- York Street Elevation - 1 x internally illuminated letter sign – letters to be individually located

Listed Building Consent

- New frameless replacement of modern glazing and entrance door on High Street Elevation
- New frameless replacement of modern glazing on York Street Elevation
- New extraction duct to rear service/plant area.
- High Street Elevation – 2 x internally illuminated letter signs- lettering to be individually located – 1 x internally illuminated projecting sign
- York Street Elevation - 1 x internally illuminated letter sign – letters to be individually located
- Location of tables, chairs counter and back house services, wc's, new basement access stairs
- LED 'Spit' sign internally located in window to High Street and York Street elevation and internally located 'Kebabs Done Right sign in High Street Elevation

Please note – listed building consent for removal of internal wall is already approved.

The following plans and documents comprise the application package

- Site Location Plan
- 600-E.01 Existing External Elevations
- 600-E.02 Proposed External Elevations Rev A
- 600-P.01 Existing Plan Ground Floor Rev B
- 600-P.02 Existing Plan Basement Rev B
- 600-P.03 Proposed Plan Ground Floor Rev D
- 600-P.04 Proposed Plan Basement Rev C
- GDK technical submission complete Sheffield
- E34720-1A – HVAC Plan
- E34720-2 – HVAC Plan
- GDK Odour Assessment Sheffield

For reference we also supply the approved extant listed building drawings (20/02035/LBC) -

- 20_02035_LBC-PLANNING_APP_SCHEME-FLOOR_PLANS_AS_PROPOSED_-_A1-1485618 APPROVED
- 20_02035_LBC-PROPOSED_PLANS_AND_ELEVATIONS-1485617 - APPROVED

Heritage

Telegraph House, also formally known as Kemsley House, is Grade II Listed Building. The building was listed in August 1994 and the listing description is as follows:-

Formerly known as: Kemsley House HIGH STREET. Newspaper offices, now offices and shops. 1916, restored c1985. By Gibbs, Flockton & Teather. For the Sheffield Telegraph and Star. Faience front, now painted. Roofs not visible. Baroque Revival style. EXTERIOR: 2 storeys plus attics; 5 window range. Windows are mainly metal framed glazing bar casements. Central block has the first floor divided by pilasters with festoons under a dentilled cornice with breaks. Three 3-light windows divided by Doric columns under heavily moulded transoms. Above them, segment-headed Diocletian windows with shaped keystones and roundels in the spandrels. Narrower end bays have a single window with moulded lintel and cornice, and above it, a single smaller window with moulded surround. Returns have a similar 3-light window with common moulded cornice and central segmental pediment. Above it, a flat-headed 3-light window with central scroll keystone. Attic has recessed central and outer bays defined by pilasters under a moulded cornice and blocking course. In the projecting bays, a 3-light flat-headed window. Each return has a small 6-pane window. Above again, central square lantern with diagonal buttresses and festoons, and dentilled

cornice with corner breaks. On each side, a 3-light window divided by Doric columns. Concave sided leaded tent roof with a clock dial on each side. Above a moulded cornice, a square leaded dome with finial. Ground floor has 5 large segment-arched opening with scroll keystones under a moulded cornice. Each has a late C20 shopfront under a glazing bar Diocletian window. Left return, to York Street, has to left a low 2 storey block with 5 similar smaller arched openings under a moulded cornice. Higher fifth bay has on the first floor a single window with scroll keystone and pediment. To right, a narrower bay with a round window above and an altered window below. Canted corner has three 3-light windows and below, a late C20 entrance. INTERIOR not inspected

The building is also situated within the City Centre Conservation Area and was originally home to the Sheffield Telegraph newspaper. It is located on Sheffield's High Street, just below the shopping precinct of Fargate, which is the pedestrianised retail area of the city, with the Cathedral, Millenium Galleries, Theatres and Railway Station all with a few minutes walk. Completed with a distinctive clock face and mouldings, it was originally constructed in 1890. It now houses retail units on street level with commercial offices and apartments above. Nearby occupiers include M&S, Pret, Hotel Chocolat, Topshop, Boots, Sainsbury's, CEX, Pizza Hut and McDonalds.

Unitary Development Plan Policy BE16 "Development in Conservation Areas" requires development to preserve or enhance the character or appearance of a conservation area. Policy BE19 "Development Affecting Listed Buildings" is relevant and states that proposals for internal alterations will be expected to preserve the character and appearance of the building, and where appropriate, to preserve or repair original details and features of interest. Chapter 16 of the National Planning Policy Framework 2019 (NPPF) Conserving and Enhancing the Historic Environment states that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraphs 189-196 are relevant and advise that the significance of a heritage asset should be considered and that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The Framework goes on to state that great weight should be given to the heritage asset's conservation and that any harm to the significance of a designated heritage asset needs clear and convincing justification. 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. It is considered that the principles of the local and national policies in relation to the conservation of heritage assets are closely aligned. However, the NPPF provides greater detail on how to assess and consider impact, including introducing the principles of 'substantial harm and less than substantial harm.

The proposed works seek to facilitate the proposed restaurant use which is permitted development. Listed building consent for internal alterations including removal of non-original partition wall and counter and back of house service areas is already approved. The proposed signage is a significant reduction from the previously approved 09/02347/LBC and 09/02343/ADV in 2009 which permitted Halo illuminated LED sign on the corner together with four internally illuminated fascia panel signs on the High Street and York Street elevations as shown in the images below.





With regard to the extraction system it is proposed to locate an extraction duct which will discharge to high level located behind the brick service structure in the rear service yard and will not be visible to the general public. Noise mitigation measures includes silencers and anti-vibration mounts Furthermore a 'high' level of odour abatement measures will be implemented. The applicant has engaged specialist commercial kitchen filtration experts to conduct a risk assessment, based on Defra guidelines. We enclose technical details of odour control measures to be implemented at the site. This includes an extract canopy by Britannia Fabrications or equal with Grease baffle filters, Internal supply and Capture stream technology typical 1.8 m³/s; Purified Air ESP 6000 Electrostatic filter unit followed by a carbon filtration system. The ESP is designed specifically for commercial kitchen application and is the most effective method for smoke removal with a 98% efficiency rate through a single pass. Site-Safe carbon filters use panels of activated carbon to remove the malodorous gases within the commercial kitchen extract duct through the process of chemical adsorption. By installing ESP units before Site-Safe filters, the carbon life span is greatly increased, allowing it to nullify malodours at optimum efficiency for much longer. The exhaust fan will also be acoustically insulated such that there will be no harmful break out of noise. The subject proposal complies with adopted local plan policy. There is no harm to amenity as a result of the proposed scheme which is located in a commercial shopping location.

If you have any queries relating to this proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI