

06/01/2026

## Draft Sheffield Plan Allocation NWS17

### Additional amendment to a Condition on Development

Following the conclusion of the hearings on the Sheffield Plan in November, it was brought to the attention of Sheffield City Council that the final condition on development within CD36 (the Submitted Plan), which requires the retention of early 20<sup>th</sup> Century non-designated heritage assets, does not reflect the listed status of the boundary wall.

The draft condition is worded:

*“Retention of early 20th Century non-designated heritage assets including the brick wall fronting Winter Street and Dart Street would be desirable.”*

However, the boundary wall is specifically identified within the title of the listing for the ‘Lodge and Adjoining Boundary Walls at St Georges Hospital, Winter Street’. It is identified as a Grade II listed building within list entry 127071 (dated 05/10/1993).

<https://historicengland.org.uk/listing/the-list/list-entry/127071?section=official-list-entry>

Within the details of the listing there are specific references to the wall as a subsidiary feature, identifying a:

*“panelled brick boundary wall, enclosing 3 sides of the square site, has plinth and dentilled heads to the panels. Winter Street range has stepped moulded ashlar coping. Returns have stepped flat coping. Square corner piers with dentilled heads and swept pyramidal caps. Adjoining the lodge, 2 similar outer gate piers, and convex curved flanking walls, that to the right altered. To right, a smaller gateway with square piers.”*

The HIA did not specially include the listed lodge and boundary wall, only identifying the walls as making a positive contribution to the setting of the St Georges Hospital which is also Grade II listed. As such it was only considered a non-designated heritage asset. This is an error and the condition should be amended to reflect its Grade II designated status so that the wall is retained (rather than merely desirable).

Proposed revised wording:

*“The Grade II listed brick wall fronting Winter Street and Dart Street must be retained. The Retention of other early 20th Century non-designated heritage assets including the brick wall fronting Winter Street and Dart Street would also be desirable.”*