

# ITEM

## REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE THURSDAY 8 JUNE 2006

### 1. Allestree Conservation Area

#### Code No. DER/406/629 – Internal alterations to listed building and replacement of porch at 13 Cornhill, Allestree

Listed Building Consent is sought for external and internal alterations to a Grade II Listed mid-terrace 18<sup>th</sup> century dwelling on Cornhill, Allestree. The property is sited at a right angle to the highway, and was originally part of a larger dwelling.

The existing trellis porch over the front door would be replaced with a timber structure with tiled roof of similar form and scale to the existing. Internal works would include replacement of the main staircases and ladder stairs and reinstatement of original door opening between kitchen and dining room. The doorway to the bathroom would also be altered, by increasing the height of the opening by 780 mm.

### 2. City Centre Conservation Area

#### Code No: DER/506/765 – Change of use of offices to form 12 apartments; 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor 15/16 Market Place

Planning permission is sought for the change of use of the upper floors of the former Derbyshire Building Society Building from offices to residential use, in the form of 12 apartments. The building is within the City Centre Conservation Area. The ground floor is occupied by BetFred and Nandos restaurant. The submitted plans do not include details of the building's existing appearance and whilst it does not appear that external changes are proposed, I have requested that the agent confirm that this is the case. Internally, each floor would be divided into four apartments with habitable living accommodation arranged to along the perimeter of the building. The access would be via a doorway adjacent to BetFred, on Iron Gate. The proposal does not include any car parking.

### 3. Darley Abbey Conservation Area

#### Code No. 506/809 – Installation of gas meter box to No. 83 and water pipe to No. 84. 83-84 Friar Gate

83-84 Friar Gate are a pair of Grade II Listed, three storey properties located in the Friar Gate Conservation Area. Listed building consent is sought for the installation of a gas meter box into the side elevation of No. 83. The semi

concealed gas meter box would be located at ground level. The application also proposes the installation of a water pipe into the side elevation of No. 84.

Code No. DER/406/741 – Erection of detached garage – 4 Mill Cottages, Darley Abbey Mills, Darley Abbey

Code No. DER/406/749 – Listed Building Consent - Erection of detached garage – 4 Mill Cottages, Darley Abbey Mills, Darley Abbey

Planning permission and listed building consent are sought for a detached garage in the rear garden area of a Grade 2 listed building.

The building has recently been separated from a previously built extension in conjunction with the change of use of that building from a pottery to a residential dwelling including various changes to the building.

The footprint of the proposed double garage would be some 5.7m by 5.9m. The height to eaves would be some 2.3m. The ridge height would be some 4.4m. It would have a gable end roof running in an east-west direction.

**4. Friar Gate Conservation Area**

Code No. DER/02/06/00265 – Alterations to entrance lobby and insertion of security shutter at 32 Curzon Street

Full permission is sought to alter the entrance location of the building which fronts onto Curzon Street and is located within the Friar Gate Conservation Area. Presently the entrance is central on the building but they propose to move the entrance along the front of the building nearer to the access to the car park at the side of the building. A security shutter similar to that of the adjacent entrance is proposed for the new entrance.

**5. Little Chester Conservation Area**

Code No: DER/506/791 – Formation of room in roof space including roof light and dormer; 16 Drage Street

Permission is sought for alterations to this traditional terraced property within the Little Chester Conservation Area. The property backs onto other residential properties on Ceaesar Street. The alterations include internal changes as well as construction of a pitched roof dormer window on the rear roof plane and insertion of a small velux roof light in the front facing roof plane. The plans also show alterations to fenestration on the rear of the dwelling house. These alterations do not require planning permission and are not covered by the Article 4 restriction of Permitted Development Rights and as such should not be considered as part of this application.

**6. Strutts Park Conservation Area**

Code No: DER/406/727 – bedroom and shower room) to include two dormer windows to rear elevation; 5 Ruskin Road

Planning permission is sought for the erection of 2 pitched roof dormer windows into the rear roof plane of a semi-detached house in the Strutts Park Conservation Area. The pair of semis is situated on the corner of Ruskin Road and Robin Road. The rear boundary of the property adjoins the side boundary of 1 Robin Road.

Code No: DER/905/1577 - Planning application for Erection of a garage and DER/905/1620 railings to the front elevation, 4 North Parade, and Listed Building application for the erection of a detached garage, replacement of basement kitchen window, installation of decorative security railings at front elevation, replacement of fanlight above front entrance door, replacement of existing rear entrance door at cellar level.

Members of the Committee may recall commenting on a very similar proposal at this property in December 2005. Since that time, the applicant has submitted an amendment to the proposed garage and style of the security grille to provide security over the basement kitchen window. No other element of the proposal has changed so I shall confine my comments to the proposed alterations.

Garage: Under DER/1204/2379 planning permission and associated listed building consent was granted for a garage in the rear garden area of this property. The approved garage was designed with a gable end roof with the ridge running in a north – south direction. The current proposal is for a slightly smaller footprint and with the roof rotated 90 degrees so that the ridge runs in an east-west direction.

Decorative security railings: In December 2005, members of the committee felt that the proposed security railings were overly elaborate. The current proposal shows the design amended with a railings sloping upwards at an angle from the outer edge of the basement window to the front elevation of the building. The railings would meet the front elevation some 450mm above the basement window.

## **7. Others**

Code No. DER/506/787 – Conversion of Nos. 10-14 and rebuilding of No. 16 to form 18 apartments, 10-16 St Helens Street

This application is for the formation of 18, one and two bedroom apartments at the eastern end of St Helen's Street. The scheme is associated with the proposed erection of 165 apartments on land to the west and south of this site on St Helen's Street, also submitted by Metropolitan Housing Trust, ref. DER/206/335. This earlier application is still under consideration.

The current proposal would primarily involve conversion of locally listed Nos. 10-14 St Helen's Street. They comprise a row of two and three storey 19<sup>th</sup> century red brick properties, which are a mix of residential and commercial premises. The frontage buildings on St Helen's Street have a traditional terraced form and retain original elevational features. The buildings at rear are more industrial in character and mixed in quality with numerous modern alterations. A small new building would be added onto No. 14 to reinstate the former No. 16. It would be three storeys high and of traditional terraced form and design, to replicate the existing properties. It would be 5 metres wide and 8.5 metres deep. Other alterations and extensions would include a pitched roof dormer extension in the front roof slope of No. 12, replacement windows in the former industrial building and a low pitched roof extension over a flat roof section of the industrial premises. There would also be a three storey extension on the rear of No. 12, 2.7 metres in depth and 7 metres wide of similar form to the existing building.