

ITEM 9

REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 11 NOVEMBER 2004

1. City Centre Conservation Area

Code No. DER/1004/2008 - Change of use to shop (Class A1) 1 Queen Street and 1a College Place

This three-storey grade II listed building, in stucco, dates from around 1810. Its established use is a shop at ground floor level with offices above. Planning permission and listed building consent have been granted for internal and external alterations and a separate planning permission has been granted for use for financial and professional services (Class A2). This application seeks permission to use the whole premises as a shop.

Code No. DER/904/1846 – Display of non-illuminated fascia sign at 17 Cheapside

This is a non-listed building within a Conservation Area. A fascia sign is proposed on the south eastern elevation of the building facing Wardwick. It would be 5 metres above ground level, measuring 3.2 m x 2.2 m. The sign would advertise a lettings agency.

Code No. DER/1004/1931 – Formation of sandwich bar/coffee shop at rear of 18 Sadler Gate

This application seeks planning permission for conversion of a 2 storey flat roof building to the rear of 18 Sadler Gate. The premises are part of the shop unit and are to be converted to a sandwich bar/coffee shop.

Some alterations are proposed but are relatively minor in nature.

The property is within the City Centre Conservation Area and in local plan policy terms is within the City Centre Shopping Area where such uses are acceptable in principle subject to qualifying criteria.

Code No. DER/904/1630 – Alterations to listed building to form public bar to include toilets, kitchen, office and staff room, installation of staircase and display of signs at 10 Wardwick (former Co-op Bank)

This application seeks listed building consent for alterations to the premises last occupied by the Co-op Bank to form a public bar and associated facilities.

Planning permission was granted for this purpose in 2001 and a listed building consent refused earlier this year because of the extent of interference with the listed building.

The previous refused application for listed building consent related to substantial internal works. These included general “shopfitting”, the construction of a new staircase and an insertion of a void in the first floor to receive it, wall cladding, an overlaid floor, further toilets, kitchen, office, staff room and air conditioning equipment. The works also included some retention and restoration of internal features.

This Committee raised no objection in principle but deferred detailed comments to the Chair and Vice Chair after an internal inspection of the property. Consent was subsequently refused for the reason that:

“the proposed alterations would detract from the historic fabric of this grade II listed building and would, therefore, be contrary to Policy E26 of the adopted City of Derby Local Plan, and to the advice in Planning Policy Guidance Note 15.”

The main amendments to the proposals in the new application are to change the route of the new staircase from ground to first floor so that it no longer creates a new hole in the ceiling but uses instead the existing staircase gap between those floors. As a consequence the first floor layout uses is altered. There are other more minor changes intended to create less disturbance or be practical in implementation.

On the front elevation the changes omit the previously proposed black granite cladding in favour of a simpler stone render in a colour to match the existing stonework. The sign panels above two of the windows are no longer proposed and are replaced by a cleaning of the stonework. One sign is indicated above the existing doorway. The sign panel on the rear elevation to the Strand is changed to a stone rendered fascia with halo illuminated lettering. The plans also indicate the retention and repair of existing cornices in the main ground floor room.

2. Friar Gate Conservation Area

Code No. DER/904/1802 - 38 Ashbourne Road

This full application seeks planning permission for the change of use of 38 Ashbourne Road to apartments. At the present time the building is used as a dwelling house, and is a Grade 11 listed building.

This application follows on from the submission of DER/104/65 seeking listed building consent for alterations to this Grade 11 listed building to form apartments. Amended details submitted following discussions with Officers seem to indicate that the proposal is likely to be amended to five units.

The retention of this listed building and its use as apartments would augment the granting of planning permission for 27 apartments on the land to the rear

(DER/104/65) earlier this year. The proposed alterations of the listed building for this purpose are the result of lengthy discussions with Officers.

3. Spondon Conservation Area

Code Nos. DER/904/1832 and DER/904/1833 – Demolition of existing extension, replacement windows to front elevation and extension and alterations to dwelling house (kitchen, bathroom (utility room and en-suite) at 32 Church Hill, Spondon

Listed building consent and full planning permission are sought for alterations to a grade II listed building. The building is in residential use and at present, has a somewhat run-down appearance. It is part of a terraced row of properties fronting Church Hill. The appearance of dwellings within the terrace is not uniform and the applicant's dwelling is one of the larger and most prominent properties.

The proposals incorporate a variety of changes including removal of an existing extension to the rear of the dwelling and addition of a new extension to the rear. The roof of an existing single storey-projecting gable at the rear of the dwelling would be raised in height. Windows throughout the property would be replaced to match those at other properties in the terrace. The front door would also be replaced and a small open porch extension constructed around the doorway. The application states that some stone cills and lintels would also be replaced.

4. Strutts Park Conservation Area

Code No. DER/904/1861 - Formation of rooms in roof space (two bedrooms and WC) at 64 Belper Road

This semi-detached house on Belper Road is a non-listed building within a Conservation Area. A pitched roof dormer measuring 1.7m in width and 1.6m in height and a long box dormer extension measuring 6.6m x 1.1m in height are proposed on the side elevation of the property. A large part pitch, part flat roof dormer, measuring 2.1m in width and 2m in height is proposed in the rear elevation.

5. Others

Code No. DER/1004/1923 – Erection of Temporary Sales Cabin and 2.4m fence on land corner of Darley Lane/Handyside Street

This application relates to part of the former day nursery on the corner of Darley Lane/Handyside Street, which lies adjacent to the Strutts Park Conservation Area. There is an existing car parking area with access off Handyside Street.

It is proposed to erect a temporary building for the purposes of selling new properties on the former St Mary's School site on the opposite side of Darley Lane. The sales building would be a portacabin 7.5 metres x 2.5 metres in area. It would be sited adjacent to the Darley Lane frontage. A 2.4 metre high close

boarded fence would be erected along part of the northern boundary. A temporary permission is sought for a period of 9 months.