

ITEM 7

REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 14 OCTOBER 2004

1. Allestree Conservation Area

Code No. DER/904/1814 - Replacement front door, 2 The Poplars

This house is the centre one of a short terrace on the western side of The Poplars. It is proposed to remove the existing half-glazed door and substitute a four-panel solid door. The plain fanlight above remains untouched.

2. City Centre Conservation Area

Code No. DER/904/1725 - Installation of mezzanine floor, 9 Strand

This building is art of a grade II range dating from 1883. At the July meeting the Committee considered application DER/604/1210 for the insertion of a mezzanine floor. Members expressed strong concerns over the proposed extension to the mezzanine floor and its impact on the character of the internal space. The Committee requested that amendment be sought to this aspect of the proposal such that it maintains its present elliptical relationship to the original internal space. I refused listed building consent under delegated powers and the current application is a replacement for that. The mezzanine is in the same location but has a curved edge in line with the Committee's wishes.

Code Nos. DER/904/1877 & - Internally illuminated fascia signs, 9 Strand
DER/904/1886

These applications seek advertisement consent and listed building consent respectively for two fascia signs, one each to Strand and Wardwick. Each comprises the word "BARRACUDA" in 500mm high individual block lettering in a gold colour, fixed to a metal framework which is then fixed to the stonework. Illumination is by hidden neon tubing to produce a halo effect. To the left side of each sign is "The" written vertically and to the right is "Bar" within an elliptical surround.

Code No. DER/904/1761 - Extensions and alterations to restaurant, 7 Old
Blacksmith's Yard, Sadler Gate.

This application relates to the restaurant situated in the westernmost corner of Old Blacksmith's Yard, adjacent to George Yard. It is proposed to join this at first floor level to the adjacent bar (Foo Baa's) but to leave the ground floor open. A blind archway in the rear wall would be opened to give a route through to George Yard. The materials are brickwork for the walls and plain Staffordshire blue tiles

for the roof. At first floor level a small balcony with steel guard rails is accessed via paired double doors.

Similar doors are shown at ground level where the existing shop front is to be taken out and replaced. The entrance door will then be to the left side with a new staircase to the first floor.

3. Friar Gate Conservation Area

Code No. DER/804/1634 - Erection of two dwelling houses, 49 Markeaton Street

This full application seeks permission for the erection of two semi-detached dwelling houses on this land to the rear of 49 Markeaton Street. The site is surrounded by predominantly residential properties, and vehicular/pedestrian access would be between Nos. 47 and 49 Markeaton Street. Five parking spaces would be provided.

The proposed houses are of a conventional pitched roof design, with two bedrooms. They would be faced in traditional brickwork and artificial roof tiles. This proposal would require the demolition of the existing garages on the site.

Code No. DER/904/1247 - Residential development, site of 8-14 George Street

This outline application is submitted to test the principle of residential development on this site in the Friar Gate Conservation Area. Details of siting and means of access are to be considered at this stage and the footprint of the building follows the sites boundary with George Street turning the corner into Cavendish Street. Access would be from George Street. Accompanying the application is a report on the health and quality of the tree on site and that adjoining but overhanging the site but these details will be assessed by the Arboricultural Officer.

Code No. DER/904/1798 - Flats, Friar Gate Court

This full application seeks permission for the installation of new windows into 14 blocks of flats at Friar Gate Court. It is proposed to use sliding powder coated aluminium windows in a variety of locations within this development of 14 blocks of apartments on the south side of Friar Gate. The windows to be replaced are clearly indicated on the submitted drawings.

4. Little Chester Conservation Area

Code No. DER/804/1532 - Installation of rooflights, windows and doors to front elevation, 36 Chester Green Road, Chester Green

This application relates to a two storey Victorian terraced dwelling on Chester Green Road, which is covered by an Article 4 Direction.

It is proposed to replace three white UPVC windows on the front elevation, with white painted timber sliding sashes. The ground floor opening would have the

central stone mullion reinstated. The front door would also be replaced with a painted timber four panel door.

In the front roof slope it is proposed to insert three "conservation" rooflights, 550mm x 978mm in size.

Code No. DER/804/1642 - Alterations and extensions to shop and residential accommodation at 194 Mansfield Road

Planning permission is sought for a single and two storey extension to the rear of this non-listed end terraced building within a Conservation Area. The proposal would extend 2 metres towards the northern boundary with Roman Road. The single and two storey parts extend to the rear in line with the existing extensions at the property.

5. Mickleover Conservation Area

Code No. DER/904/1683 - Installation of windows, 2 Etwall Road, Mickleover

This Article 4 application seeks permission for the installation of two windows on the front elevation of this unlisted building in the Mickleover Conservation Order. The existing windows are timber construction and have been in place for about thirty years. The proposed window frames are UPVC double glaze units.

Code No. 904/1781 - Land rear of 8 The Green, Mickleover

This full application seeks permission for the erection of two dwelling houses on land to the rear of 8 The Green. Vehicular access would be between Nos. 6 and 8, to this backland site. The proposed houses are of a conventional pitched roof design and would be faced in brickwork and artificial blue/grey tiles. There would be a single garage and parking space provided for each unit. Both dwelling houses would be three bedroomed, with main fenestration to the front (north) and rear (south) of the site. A turning space for vehicles would be provided, and the proposed houses would have rear gardens of 11.0 and 13.0m. The location is predominantly residential in character.

6. Nottingham Road Conservation Area

Code No. DER/904/1603 - Erection of four two-bedroom flats at 52 Keys and incorporation of strip of land into the curtilage of 107 Nottingham Road

Code No. DER/904/1605 - Demolition of industrial premises, 52 Keys Street

These two application seek planning permission and conservation area consent for the erection of a block of two-storey flats on the south side of Keys Street. The Liversage Trust wishes to remove redundant single storey industrial premises which are served from Keys Street and provide additional affordable housing.

The façade to Keys Street would replicate the existing terraced houses in scale and style. To the rear a communal garden is shown with parking for three to the east of the extended terrace. Access to this area is dependent on an extension of the highway which will form the subject of a separate application.

There is a small strip of land surplus to the site requirements for the flats and this is to be incorporated into the rear yard of the commercial premises to the south to improve parking and manoeuvring space.

7. Spondon Conservation Area

Code Nos. DER/904/1646 & - Display of various signage
DER/904/1647 at Malt Shovel PH, Potter Street, Spondon

The Malt shovel PH is a grade II listed building in brick and tile. Advertisement and Listed Building Consent is sought for a series of replacement advertisements. These comprise:

- A - a cast resin logo sign 1350mm x 1000mm at high level between first floor windows
- B – a refurbished painted disclaimer sign 600mm x 300mm
- C – a refurbished painted wall sign 1220mm x 1220mm
- D – a refurbished traditional post sign, 915mm x 1220mm, at the front edge of the forecourt.

Members should note that it is arguable that only the new sign, (A), requires either advertisement or listed building consent.

8. Strutts Park Conservation Area

Code No. DER/604/1221 - Replacement of three windows to front of dwelling house, 46 Arthur Street

This application for replacement windows to a terraced dwelling in Arthur Street, covered by an Article 4 Direction, was considered by the Committee on 15 July 2004.

Amended proposals have since been received, which would involve installation of timber sliding sash windows in all of the front openings. The ground floor opening would retain its central stone mullion.

Code No. DER/604/1143 - Extensions and alterations to dwelling to form utility/laundry room, shower room, garage, kitchen, dining room, studio, dressing room, en-suite and enlargement of existing bedroom, Brent Cottage, Burleigh Drive

This application for extensions and alterations to a Victorian semi-detached dwelling was considered by the Committee on 15 July 2004. Concerns were

raised about its overall scale, footprint and relationship with the adjoining property.

The proposed extensions have been amended in terms of their scale and design. The width of the proposal would be reduced by omission of the studio and integral garage. A detached single garage is proposed instead and it would be sited towards the rear of the dwelling, adjacent to the side boundary. It would be 7.2m x 3.2m in area with a pitched roof and traditional style garage door.

Code No. DER/904/1678 - Display of internally illuminated wall sign,
103 Belper Road

Advertisement consent is sought for the retention of an internally illuminated wall sign, 760mm x 430mm adjoining the main door. The panel comprises clear lettering with obscure glass for the surround. Illumination is by a 25w fluorescent tube.

9. Others

Code No. DER/804/1379 - Erection of 24 apartments, Site at 4 Orchard Street
and Land at corner of King Street and St Helens
Street

This site lies close to and affects the setting of two prominent listed buildings, St Helens House, which is Grade I and the Friends' Meeting House, which is Grade II. It also lies close to the Strutts Park Conservation Area. It is a rectangular brownfield site on the corner of King Street and St Helen's Street, which adjoins the St Alkmund's Way corridor. It is located just north of the city centre.

The proposed redevelopment of the site, would involve the erection of 24 apartments, comprising an L-shaped building, up to four storeys in height. The building would be stepped in form and height with a two storey block, adjacent to the Friends' Meeting House, rising to three storey on the corner with King Street and a four storey block adjacent to St Alkmund's Way. The design and appearance of the development would involve a variety of window styles and materials. The two and three storey sections would have a shallow pitched roof, whilst the four storey block would have a flat roof and a mono-pitched section. There would be a single vehicle access off St Helens Street to a courtyard car park with 24 spaces. This would include four disabled parking spaces.