

ITEM 6

Report of the Strategic Director of Neighbourhoods To Conservation Area Advisory Committee 14/04/2011

City Centre Conservation Area

Application No. DER/02/11/00166 - 16 Sadler Gate, Derby (The Shakespeare PH)

& Location:

Proposal: Variation of condition 2 of previously approved planning permission Code No. DER/09/10/01141 to provide enlarged freestanding canopy

Planning Permission and Listed Building Consent were recently granted for the erection of an external staircase and a retractable canopy at the rear of this Grade II Listed Building (reference: DER/09/10/01141 and DER/09/10/01142). The retractable canopy previously approved would have been attached to an outbuilding, however, planning permission is now sought to erect a free standing canopy to within the property's rear beer garden. It would be a steel framed structure, finished black, with retractable cream fabric awning.

City Centre Conservation Area

Application No. DER/02/11/00186 - 14 St. James Street, Derby

& Location:

Proposal: Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign

Advertisement consent is sought for the display of one internally illuminated fascia sign, and one internally illuminated projecting sign at 14 St James Street.

14 St James Street is a modern 4 storey office building dating from the latter part of the 20th century with a predominantly concrete and glass main facade. It stands on the south side of St James Street in the City Centre Conservation Area.

St James Street mainly comprises of late Victorian Buildings of between 3 and 4 stories in height of red brick with stone dressings but notably with the former main post office and buildings associated with The Strand located at the western end of St James Street with stone ashlar frontages. The application premises however, stands adjacent on its eastern side to another modern 20th century building. The application is to replace some existing signage on the ground floor fascia with new signage. The existing signage is in the form of an internally illuminated box sign with dimensions of 4.875 metres by 0.8 metres placed centrally on a much wider fascia. It is proposed to replace the sign with one of identical dimensions and in the same position advertising the same company (Leek United Building Society) but with a new livery. Two existing projecting signs are to be reduced to one

which will be on the eastern end of the fascia. This will measure 0.8 metres by 0.6 metres, projecting out at fascia level by 0.6 metres.

The signage would have a leaf green background with white lettering spelling out Leek United Building Society, and with a white pyramid symbol. The two signs will be internally illuminated with static lighting.

City Centre Conservation Area

Application No. DER/03/11/00249 - 35 & 36 St. Marys Gate, Derby
& Location:

Proposal: Installation of lead flashing to cornice parapet

Listed Building Consent is sought to install lead flashing to a cornice parapet above the third floor windows of 36 St Mary's Gate. 36 St Mary's Gate is a Grade II* Listed Building dating from the 18th century. It stands on the south side of St Mary's Gate in the City Centre Conservation Area. It currently stands unoccupied.

The building has a fine Georgian frontage but has fallen into slight disrepair and the exterior of the building is undergoing some refurbishment. Above the 2nd floor windows is a high level parapet wall which is set upon a decorative cornice. A poor construction detail at the junction of the parapet with the cornice, a mortar fillet flashing, has failed and is cracked and loose, there is surface decay in the decorative face of the cornice, debonding of the rendering of the front parapet wall and some evidence of water ingress into the rooms below. Vegetation has established itself in some of the cracks. Stone pilasters and corner canton stones are decayed beyond practical repair.

It is intended to replace the stonework to exactly match the originals and replacement rendering of the debonded rendering, as works of repair. To improve the resistance of the structure to rainwater it is proposed to introduce a lead flashing at the bottom of the parapet wall to protect a new mortar fillet.

The lead flashing would be chased into a mortar joint towards the bottom of the parapet wall and dressed down over the new mortar fillet on the top face of the cornice. It will not be visible from ground level.

City Centre Conservation Area

Application No. DER/03/11/00285 - 44 Sadler Gate, Derby
& Location:

Proposal: Change of use from retail (Use Class A1) to fish pedicure salon (Sui Generis Use Class) and retail (Use Class A1)

Full permission is sought for a change of use of an existing A1 retail unit on the south side of Sadler Gate, to a fish pedicure salon and part A1 retail use. The premises is a non-listed building within the City Centre Conservation Area.

The application relates solely to the ground floor of the building. It is proposed to undertake beauty treatments, associated with fish pedicure. It is also intended to use the unit for the sale of art works, which appears to be an ancillary function of the use.

Friar Gate Conservation Area

Application No. DER/03/11/00246 - Land at former Friar Gate Station and Goods
& Location: Yard, Friar Gate, Derby

Proposal: Conversion of and extensions to Bonded Warehouse to form supermarket (use class A1) and mall (use classes A1, A2 and A3). Conversion of former Engine House to restaurant/cafe/drinking establishment (use classes A3/A4). Conversion and extension of former station viaduct to financial and professional services/restaurant/cafe/drinking establishment/hot food take-away (use classes A2, A3,A4 and A5) and heritage centre (use class D1). Residential development (150 dwellings), offices (use class B1), petrol filling station (sui generis use) and formation of vehicular accesses and car parking area

Outline planning permission is sought for the comprehensive mixed use regeneration of the former Station site. The proposals involve:

- Conversion of the former bonded warehouse and extension to it to provide up to 12,500 sqm of new floorspace to accommodate a supermarket comprising up to 7,400sqm net sales area and ground floor mall with up to 580sqm of A2 (financial and professional services)/A3 (restaurants and cafe) units;
- The erection of a petrol filling station;
- Part demolition/conversion/extension to former brick arches to provide up to 2,226sqm of A2 (financial and professional services)/A3 (restaurant and cafe)/A4 (drinking establishment)/A5 (hot food takeaway) units along with new public realm and 120sqm heritage centre;
- Conversion of the former Engine House for A3/A4 (pub/restaurant) use ;
- The erection of a new A3/A4 (pub/restaurant);
- The provision of up to 150 dwellings;
- The erection of 2,500sqm of new office space;
- The associated infrastructure including the formation of vehicle and pedestrian accesses, internal roads, 700 car parking spaces (excluding those to be provided as part of the residential development) and associated earthworks and landscaping.

Outline planning permission is sought with access, scale and layout details to be determined for the commercial aspects of the scheme. Only the means of access is being sought for approval on the residential development and petrol station that is being proposed with all others matters reserved on those two elements.

The bonded warehouse is Grade II listed. In order to accommodate the supermarket a large extension is proposed to its northern elevation that would extend to some 89m in width and some 90m in depth. The extension is proposed to be raised on stilts which would allow car parking to take place underneath the retail floor. The extension would link through to the bonded warehouse at first floor level just above the level of the window sill. An existing opening in the northern elevation would be raised and two new openings formed in addition to existing window openings being used to facilitate internal circulation through the listed building and proposed extension. This area where the two buildings connect is proposed to take the form of a lightweight glazed bridge. The extension would extend up to a height of 11.8m with the glazed link sitting lower at a height up to 9m. No details of the elevational treatment of the extension are submitted for approval although some indicative images and ideas are outlined in the supporting visual drawings and Design and Access Statement. They indicate the use of a simple palette of materials with large areas of glazing behind the till line and within a circulation tower that would sit at the end of a boulevard extending through the development from Friar Gate. The servicing area for the supermarket is proposed to be located to the west of the warehouse building. The ground floor of the bonded warehouse would accommodate the main entrance leading from the car park and Great Northern Road, a customer cafe and a small group of specialist shops. It would also provide customer lifts and travelators to the first floor. The store warehouse would sit at the western end directly adjacent to the service yard. The first floor would accommodate some warehouse and ancillary facilities along with a retail sales floor which it is indicated will not be used for the sale of food. All food sales will be located within the extension. The existing first floor level that remains within the building will be exposed above the new sales floor and it is indicated that new balustrades will be made to match those already in the building. New roof lights are also proposed to be installed which replicate the original light well. The only accommodation proposed at this top level is staff facilities at the eastern end of the building where the office accommodation was historically located.

The Grade II Listed Engine House is proposed to be converted into a A3/A4 (pub/restaurant) use. No alterations to the Engine House are proposed as part of this outline scheme. A plaza is proposed to be created adjacent to the Engine House which would be served by vehicular access off Great Northern Road and a small dedicated car parking area. To its west, a new single storey cafe/restaurant would sit adjacent to the bonded warehouse. Its flat roof is proposed to provide scope for additional landscaping at the ground floor level of the Bonded Warehouse.

To the west of the bonded warehouse, a petrol filling station is proposed to be located. Detailed plans for the layout and design of the petrol station are not being provided at this stage as only means of access and the principle of locating the petrol station on this part of the site are for consideration as part of this outline scheme. It is indicated that the petrol station kiosk will have a floor area of up to 280sqm. A new two storey commercial unit is also proposed to be located at the junction of Stafford Street and the main access into the site off the new roundabout which serves the Inner Ring Road.

The brick arches (or viaduct as it is known) are attached to the Grade II listed Friar Gate Bridge. They comprise a series of linked brick vaulted arches. The flank wall along the frontage of the arches is to be retained up to the point where the subway was originally located. Internally, those brick vaults beyond the third arch are proposed to be removed

and a new structure created to support the original station revetment walls and to carry the new upper level. Shop fronts are proposed to be inserted into new arched openings and the units which would be served from the north-west side. It is indicated that 2.226sqm of floorspace would be provided within this area which it is proposed will be used to accommodate a variety of office/financial and professional units and hot food cafes and shops. The boulevard that would extend across the front of the arches would provide pedestrian access from Friar Gate to the foodstore and wider site. The opposite side of the boulevard is to be framed by a small group of two storey office units.

The car park of the food store would extend beyond the walls of the extension to the bonded warehouse and continue across part of the upper level of the arches where part of the remains of the platforms are to be removed as part of the removal of the internal arches. At the eastern end, above the three arches that are to be retained, an area of public realm will support pedestrian footpaths that would link to the Friar Gate Bridge. This outline application also suggests the installation of a train and carriage of the period as part of public realm works proposed within this area of the site. Associated with this is provision on the upper level of a heritage centre. An internal road which links through the northern edge of the site would ramp between the arches and the northern edge of the site boundary and provide vehicular access onto Friar Gate.

Friar Gate Conservation Area

Application No. DER/03/11/00329 - Audrey House, 17 Vernon Street, Derby
& Location:

Proposal: Retention of suspended ceiling

Audrey House sits on the eastern side of Vernon Street. It is in use as shared residential accommodation. The building is Grade II listed.

This application seeks Listed Building Consent for the retention of a suspended ceiling which has already been installed in one of the ground floor rooms of the building which is used as an office. The ceiling sits 2813mm above the floor level of the room leaving a void of approximately 150mm above. The ceiling comprises a 600 square module suspension grid into which 600mm x 600mm white acoustic ceiling tiles have been located. 7 no. lights have been recessed into the ceiling and an emergency lighting bulkhead lightning over the door. It is suspended from wires fixed into the soffit of the existing ceiling.

Little Chester Conservation Area

Application No. DER/03/11/00254 - St Paul's Church and Church Hall, Seale Street,
& Location: Derby

Proposal: Erection of 2 metre high fence and gates, and erection of storage shed

Planning permission is sought to erect 2 no. 2m high gates and a small shed (1.8m (w) x 1.8m (L) x 2.1(h)) to the south of St Paul's Church. The structures would be erected between the main church and the adjacent church hall. The shed would have a monopitched roof and its exterior would be finished with shiplap cladding. The gates would

be of metal construction. They would be finished in black gloss and would have finial details and the name of the church set within them. St Paul's Church is a locally Listed Building and the site is situated within the Little Chester Conservation Area.

Others - not in Conservation Areas

Application No. DER/02/11/00190 - The Council House, Corporation Street, Derby & Location:

Proposal: Extension to Council House (riverside terrace)

This application seeks additional alterations and extensions to accompany the Council House refurbishment scheme, which was granted permission in November 2010, ref:DER/08/10/01046. The Council House is on the City Council's Local List.

Full permission is sought for an external deck, to form a riverside terrace on the north east elevation of the Council House, facing the river side. The proposal is to be sited fronting the central feature gable of the eastern elevation. The deck would be accessed from the main Council House building, via five fire exit doors, which are to be formed from existing window openings. The structure would be approximately 23.8 metres in length and project 5.4 metres from the building. An external staircase to the riverside gardens would be attached to the southern end of the deck. The deck would be elevated approximately 1.7 metres above the external ground level. The structure would be constructed with a timber deck, stainless steel and glass balustrade and Trespa vertical cladding to the lower section fixed to the ground. The cladding is proposed to have open, vertical slots to allow free passage of flood water below the terrace area.

The purpose of the proposed deck is to provide external space for the cafe facility, within the building and to enable escape access and seating on the riverside frontage, with a link to the Riverside Gardens.

Others - not in Conservation Areas

Application No. DER/02/11/00226 - St. Peter's Church, St. Peters Churchyard, & Location: Derby

Proposal: Extensions and alterations to ground floor to form office, foyer, lift, w.c.'s, boiler room, entrance area and lobby

This application relates to St Peter's Church, a Grade II * listed church within the City Centre.

Full planning permission is sought for the infilling of the existing ground floor undercroft area to provide community orientated facilities. The extended area would comprise of a new main entrance from St Peter's Street; a management office; a foyer area; a disabled platform lift to first floor; a ground floor W.C; boiler store room and a new external staircase. The proposed external finish would include, sand/cement render; aluminium windows, doors and frames; blue engineering brick plinth.

Others - not in Conservation Areas

Application No. DER/03/11/00260 - 85-89 King Street, Derby

& Location:

Proposal: Extension and alterations to shop/flats to form retail (Use Class A1) and offices (Use Class B1) with flat above

85 - 89 King Street is in the 5 Lamps area of Derby, north of the city centre opposite to the Grade I listed St Helens House to the east and adjacent to the Grade 2 listed Seven Stars public house to the north. The property itself is locally listed (Ret: LL043). The property is adjacent to a conservation area with the boundary running down the centre of King Street. The building was originally constructed in 1806 and has since had many alterations over the years. The building has had many usages, originally the residence of the managers of the King Street China Factory. The building has a strong association with the history of English porcelain manufacturing. Currently the building is made up of unoccupied flats to the first and second floors with retail on the ground floor, also unoccupied. The building currently backs onto a large yard to the west with a large 19th Century works/residential building to the south.

85 - 89 King Street is a three storey building 13.7m long north to south and 8.7m wide east to west with a footprint of approximately 120m². The existing height to eaves is 7.5m and existing height to ridge is 11.7m, Currently the building envelope is a mixture of facing brickwork, painted brickwork and painted render. The roof is covered with three differing tiled finishes, with a slate roof to the southern end, stepping down approximately 350mm to a treated slate roof to the central section that is level with a concrete tiled roof to the northern end. Window styles vary throughout the building with a mixture of timber sash and casement windows at first and second floor to the front elevation with brick arched window heads. Ground floor windows to this elevation are shop front type windows covered with heavy duty security grills. Elsewhere windows are casement type windows with a variety of configurations. Rainwater goods and waste pipes are UPVC throughout with rainwater from the front elevation roof carried at high level to the rear elevation for disposal. Access to the ground floor unit is through the shop unit doors with separate doors leading to stairs providing access to the upper storeys.

Upon completion of the Connecting Derby carriageway works 85 -89 King Street will become isolated in the centre of the carriageway and will lose most of its external space. In addition to this the demolition of adjacent buildings will make 85 - 89 King Street a prominent feature on what will be one of the major routes out of the city. With this in mind it is considered that 85 - 89 King Street warrants considerable investment in extension works to improve it's setting with respect to the exit from the city.

The lack of space around the building and the likelihood of higher levels of pollution make the block unsuitable for significant residential development. Commercial use as retail and/or office premises is considered preferable. The prominence of the south facing elevation also offers the opportunity for an interesting architectural statement leading to the proposal for an extension to this elevation.

The proposal for the extension is to use materials similar in nature to those of the existing building with a break between the new and the old. With this in mind a wall panel has been incorporated between the new and old with the entrance door at ground floor level and a

floor to ceiling height window at first floor with rendered infill panels. In the roof plane this line is continued with the roof windows into the second floor flat.

Generally the building is to be constructed with red/brown facing brickwork with a 10mm recessed band every 6 courses. The roof is to appear a half conical roof with straight pitches back to the existing building with flat roof behind the pitches that will be hidden from ground level with slate covering to match the existing building. Lead flashing will be required at the apex of the conical roof.

Windows and doors are to be powder coated aluminium framed units with similar style and proportion to those at St Helen's House. Those to the ground floor are to sit on a brick plinth with cant brick cills. First floor windows are to have 1100mm high stainless steel railings to provide manifestation to these high level windows. Rendered panels follow the window lines vertically to match the detail used on the break line.

Others - not in Conservation Areas

Application No. DER/03/11/00270 - 6 Village Street, Derby

& Location:

Proposal: Extensions and alterations to place of worship (congregation hall, kitchen, toilets, entrance lobby and formation of disabled access) alterations to vehicular entrance and erection of boundary fence

This application relates to the former Sherwood Forester Public House which occupies a prominent corner position at the junction of Village Street and St Thomas Road. It is an imposing late Victorian building with shaped flemish gables. The building is locally listed.

Planning permission has been sought, under a separate application, to change the use of the building into a place of worship. Although a decision has not yet been issued on that application a resolution has been made by the City Council Planning Control Committee for permission to be granted subject to the resolution of a Section 106 Agreement which is now close to completion.

This application seeks permission to extend the building in order to accommodate the change of use. The two storey extension would be added to the northern elevation of the building and would provide an additional gross internal floorspace of 213 square metres.

The Design and Access statement indicates that the extension has been designed to incorporate some external features that were prevalent on the Ramgarhia Forts in the Punjab, India during the 18th Century. It would accommodate a flat roof with metal parapet railings with a dome on top. An external fire escape would extend down the side of the northern elevation and a new glazed platform elevator shaft is proposed to be inserted at the front of the existing building. All the existing windows in the building are proposed to be replaced with double glazed wooden units. A 1.8m high wrought iron metal fence is also to be erected along the sites southern and eastern boundaries.

Railway Conservation Area

Application No. DER/03/11/00277 - 1 Railway Terrace, Derby (Brunswick Inn)
& Location:

Proposal: Formation of parking area and installation of in ground lighting

Full Permission (DER/01/11/00097) and Listed Building Consent (DER/03/11/00277) are sought for external works to the car parking area and forecourt of the Brunswick Public House on Railway Terrace. The 19th Century public house is a Grade II Listed building, which has a distinctive red brick form. There is access to a car park off Calvert Street and established landscaped planters to the front of the building.

The proposed works include:

- addition of two new parking spaces, by removal of existing landscaping
- installation of surface LED lighting around the facade of the building
- erection of two drop bollards and section of railings, 1.4 metres high.

Spondon Conservation Area

Application No. DER/02/11/00219 - 35 Park Road, Spondon, Derby
& Location:

Proposal: Single storey extension to dwelling house (porch)

The application property is a two-storey semi-detached dwelling of traditional brick and tile construction. At present the property has a small timber lean-to porch on its northern elevation and permission is sought to replace this with a slightly larger structure (3.1m by 2.5m, by 3.3 in height). The replacement porch would be comprised of a low level wall with timber windows above. It would have a timber-framed glazed roof. The windows within the side elevation of the porch would contain leaded lights (to match those within the main house) and would have top hung opening upper windows.

Strutt's Park Conservation Area

Application No. DER/03/11/00242 - 18 North Parade, Derby
& Location:

Proposal: Installation of extraction flue

This application relates to a semi-detached Victorian property located on the east side of North Parade, adjacent to the junction of Well Street. Full planning permission is sought for the installation of a boiler flue extractor upon the principle (west) elevation of the dwelling. It would be positioned at first floor level between two window sections, in the current position of the existing air vent. The siting of the flue is dictated by the proposed location of the boiler unit inside of the property, which must comply with recommendations of BS5440, as well as it being a non-combustible material (aluminium).

Strutt's Park Conservation Area

Application No. DER/03/11/00251 - 6 Duffield Road, Derby
& Location:

Proposal: Installation of windows to front elevation and formation of room in roof space (bedroom) and dormer

Full Planning permission is sought for the formation of a room in the roof space, installation of windows to front elevation and installation of a dormer window into an existing terraced dwelling at 6 Duffield Road.

The premise stands in the Strutt's Park Conservation Area the eastern boundary of which runs down the centre of the fronting highway, Duffield Road. The application premises appears to be of Victorian origin. The terrace within which it stands comprises buildings of different styles some more elaborate than others with stone dressings around windows and doors, string courses and cornices but the application property is comparatively plain with stone window heads and cills and a decorative door casing. This is set behind a small front garden of about 2 metres deep, fronted by a dwarf stone front wall with some small hedging shrubs.

The existing windows are replacements for the originals and although the size of the original window opening has been maintained the window frames are modern with push out, top hung opening lights rather than sash type windows which I would expect to have been in the original building, similar to those in its immediate neighbouring dwelling at 7 Duffield Road.

The roof material appears to be some form of concrete profiled tile which I assume to be a replacement for original slate.

The proposal is to replace all three windows on the front elevation with new replacement timber, double glazed sliding sash windows. Planning Permission is required for this window replacement as there is an Article 4 Direction in place that has removed permitted development rights from dwellings in the Strutt's Park Conservation Area to fit or alter existing windows.

It is also proposed to carry out a loft conversion to the existing roof space and to insert a flat roofed dormer window in the rear facing roof slope. The insertion of the dormer now requires planning permission as a result of the 2008 changes to the General Permitted Development Order. The dormer would sit in the rear facing roof slope and be about 0.4 metres below ridge level and about 0.8 metres above eaves level and extend about 3.5 metres across the width of the rear of the 6.8 metre wide roof. It will not be seen from the Duffield Road frontage but may be seen from the rear, from the short cul-de-sac of Henry Street. No materials are specified for the construction of the dormer.