

ITEM 6

Report of the Director of Planning and Transportation To Conservation Area Advisory Committee 17/02/2011

Allestree Conservation Area

Application No. DER/10/10/01255 and DER/12/10/01530 - 13 Cornhill, Allestree,
& Location: Derby

Proposal: Installation of satellite dish

These applications for planning permission (DER/10/10/01255) and listed building consent (DER/12/10/01530) relate to number 13 Cornhill, Allestree, a Grade II Listed Building, which is situated within the Allestree Conservation Area. The property is constructed from red bricks with plain clay roof tiles and dates from the 18th Century. It is thought to have originally been a mill building, although it has been much altered over the years, and now forms three individual dwellings.

The application property is the middle of the three cottages. It is three storeys in height and has a three storey projecting gable on its eastern elevation. This part of the building has already been extended at ground floor level by the addition of a garden room. Permission is now sought to install a satellite dish behind the parapet roof on this extension. The cables would be run up an existing drainpipe and into the building's loft space.

City Centre Conservation Area

Application No. DER/01/11/00043 - Land adjacent 19 Full Street, Derby (Silk Mill
& Location: PH)

Proposal: Change of use of public open space to form beer garden (Use Class A4) and erection of access and shelter

This proposal seeks permission for a change of use of a small area of open space to a beer garden for the nearby Silk Mill Public House.

A layout plan submitted with the application includes some details of a smoking shelter and new means of access. These will require a further application as there are insufficient details to determine these features at this stage. Therefore the only issue in this application is that of change of use.

The land is currently owned by the City Council and is 'left over' from various highway improvements. The triangle of land is currently landscaped but has no public access as it is at a higher level than the adjacent footway. An access would be created directly from Full Street and from the side elevation of the Silk Mill Public House.

The area of land has no specific designation in the adopted City of Derby Local Plan.

City Centre Conservation Area

Application No. DER/01/11/00076 - 25 Iron Gate, Derby
& Location:

Proposal: Display of non-illuminated signage

Listed building consent is sought to display a non-illuminated directional sign at no. 25 Iron Gate. The property is a grade II listed, 3 storey, early-mid 19th century building. On the right hand side of the property there is a stone carriage arch and the sign would be situated on the northern side of the building under this arch.

The design is part of a series of new pedestrian signage and maps located at various parts around the City Centre. It would measure approx. 7.7m in length, by 0.45m in width and would be made from an aluminium frame, with glass panels with reverse applied map graphic. All aluminium surfaces are finished in a bronze coloured verometal coating. The map sign will be fixed to the wall. The back tray frame secure screw fixings to screw to wall with machine screws.

City Centre Conservation Area

Application No. DER/01/11/00081 - 6 Sadler Gate, Derby
& Location:

Proposal: Installation of shopfront

Full permission is sought for installation of a replacement shop front to a non-listed Victorian building, with ground floor retail unit on the north side of Sadler Gate.

The existing shop front is a modern fitting with a large fascia board above. The proposal is a late Victorian style shop front, which is intended to be contemporary with the building. It would be constructed of hardwood timber and painted, with glazed brick stall riser and decorative timber mouldings to cornice and pilasters. The entrance door would be moved to a central position and recessed by about 1000mm with a granite step.

City Centre Conservation Area

Application No. DER/12/10/01532 - 41 Corn Market, Derby (2nd Floor)
& Location:

Proposal: Display of non-illuminated banner sign

Advertisement consent is sought to display a 3m by 1m banner sign at no. 41 Corn Market. The property is a modern, 4-storey commercial building which is situated within the City Centre Conservation Area. The banner sign would advertise offices to let within the building and would be located below the 3rd floor window. Consent is sought to display the sign for a temporary period until 31/12/2012.

Darley Abbey Conservation Area

Application No. DER/09/10/01164 - **Darley Abbey Village Hall, Abbey Yard, Darley & Location:** Abbey, Derby

Proposal: Installation of replacement windows and one door

The application property is a non-listed building which is situated within the boundary of the Darley Abbey Conservation Area and the Derwent Valley Mills World Heritage Site. The property is a detached single storey building, the oldest part of which has steel framed 'cittle' windows within it. These steel window frames are to be refurbished and the glazing replaced. Within the building's 1990's extension, it is proposed to replace 2 no. rotten timber windows and 1 no. door with double glazed softwood units.

Friar Gate Conservation Area

Application No. DER/01/11/00028 - **Chestnut House, 65 Friar Gate, Derby & Location:**

Proposal: Internal alterations to form w.c, installation of central heating and installation of external lighting to front and rear of building

The application premises is a grade II Listed Building standing in a row of listed buildings in the Friar Gate Conservation Area. The buildings in the row are terraced by their close proximity to each other (mainly touching each other) but were not built as a terrace and each building has been built at a different time to a different design to each other. The application premises has been used in association with the immediately neighbouring property to the east, known as Friar Gate School, as part of the school and sometime in the past doorways have been constructed between the two properties at ground, first and second floor level, and externally by a doorway opening in a boundary wall at the rear of the property. The following works are proposed to facilitate its B1 use:

- Installation of gas central heating. The location of radiators and pipe work runs are shown on drawing nos 001 and 002. Free standing radiators would be used at ground and first floor and wall hung radiators to basement and second floors. Pipe runs will run beneath floor joists.
- The proposed new boiler would be located in the basement adjacent to the rear wall with a flue terminal projecting from the rear wall.
- New wiring system using recessed sockets panels to be installed centrally in each room.
- Alterations to form lobby to accommodate ground floor W.C.
- Installation of lighting to the front of the property and to the rear car park

Others - not in Conservation Areas

Application No. DER/11/10/01429 - **Site of former Derbyshire Royal Infirmary,**
& Location: London Road, Derby

Proposal: Re-development of former Derbyshire Royal Infirmary site to form mixed use development comprising retail (use class A1), cafe/restaurant (use class A3), public house (use class A4), offices (use class B1), residential (use class C3) and formation of associated car parking

This is an update, following receipt of further addendum information to support the application for redevelopment of the former hospital site for a mix of uses.

The submitted information comprises:

- An assessment of the likelihood of the re-use of Devonshire House for commercial purposes, in particular, for office accommodation and residential uses. This concludes that refurbishment to meet environmental criteria would not be economically viable.
- A site plans showing existing buildings to be demolished and retained.
- Addition to the Design and Access Statement to provide further justification in relation to proposed location of the supermarket and explain why it would not be suitable to locate the retail unit elsewhere on the site. The conclusion is that the current siting on site of Devonshire House is the most suitable in terms of economic viability and regeneration potential of the site.

Others - not in Conservation Areas

Application No. DER/12/10/01454 and DER/12/10/01455 - **110 Green Lane, Derby**
& Location:

Proposal: Extension and alterations to guest house (utility room and hall)

110 Green Lane is a Victorian era, Grade II Listed Building. Both planning permission (DER/12/10/01454) and listed building consent (DER/12/10/01455) are sought for a single storey rear extension to an existing flat roof extension. The existing extension is likely to have been constructed during the 1970s or 1980s, although there is no planning record of this. The building was listed in 1977, but it isn't easy to distinguish whether it was built before or after this time. To facilitate the development an existing chimney breast would be removed which is part of the original fabric of the building. The proposed extension would measure, approximately 2.9 metres in depth, 3.2 metres in width and 3 metres in height, thus following the proportions of the existing rear extended section. It would also include upvc windows.

Strutt's Park Conservation Area

Application No. DER/12/10/01501 - 4 Elms Street, Derby
& Location:

Proposal: Installation of garage door

Number 4 Elms Street is one of 3 no. recently constructed mews-style dwellings which were erected to the rear of numbers 49-53 Kedleston Road. The properties are all two-storey in height and each have a single integral garage space, served by a coach-house style arched opening. A restrictive condition was placed on the original planning permission for the development, to prevent garage doors from being installed without prior consent.

The application property is the central house in the row of three, and planning permission is sought to install a vertically boarded timber door using 90mm wide matchboard. The woodwork will be treated with wood preserver, undercoated with Dulux weather shield grey and finished with RAL 70033 colour Dulux weather guard.