

ITEM 6

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 10 MAY 2007

1. City Centre Conservation Area

Code No. DER/03/07/00535 - Removal of canopy and glazed door, insertion of glazed door and internal alterations at 11 Iron Gate, Derby (Slug & Lettuce PH, formerly CASA)

This Grade II listed building is within the City Centre Conservation Area. The application relates to the back area of the building and includes the removal of an existing canopy and double set of doors to create an external area at the rear of the building. There will be insertion of walls and glazed doors within the existing building to help create this external area. Other alterations include internal work.

Code No. DER/03/07/00624 - Display of non illuminated fascia sign at 23 Corn Market

This Grade II listed building is within the City Centre Conservation Area. This Listed Building Consent application relates to the installation of a non-illuminated fascia sign to the shop front.

Code No. DER/03/07/00487 - Display of non illuminated fascia sign at 23 Corn Market

This Grade II listed building is within the City Centre Conservation Area. The Advertisement consent application relates to the installation of a non-illuminated fascia sign to the shop front.

Code No. DER/03/07/00687 - Change of use from dry cleaners (Use Class A1) to estate agency (Use Class A2) at 10B Iron Gate

This Grade II listed building is within the City Centre Conservation Area. It relates to the change of use of the building from dry cleaners to estate agents.

Code No. DER/04/07/00806 – Display of illuminated fascia sign and cassetted awning, 9-11 Market Place

Nos 9 -11 is the premises occupied by Walkabout but the proposal is located at the southern end of the premises. Advertisement consent is sought for two wall mounted stainless steel powder coated lockable cigarette bins of 50cm height, 26.5cm width and 9cm depth. These are located on the front of the building on the shop front.

The proposal also includes a cassetted awning projecting from below fascia level. This projects 2.1m maximum and has a length of 4.15m and ranges from a height of 2.1m at the outside to 3.1m at the building. It is finished in a Diklon waterproof fabric and is illustrated in a shade of yellow. The lower valance has the corporate website.

Code No. DER/03/07/00461 – Retention of change of use from offices (A2) to beauty salon (sui generis), First Floor, Joseph Wright House, 34 Iron Gate

Planning permission is sought for the retention of the change the use of the first floor of this building from offices (A2) to a beauty salon (sui generis). The building is situated within the city centre conservation area. The application does not include any changes to the exterior of the building.

Code No. DER/03/07/00570 – Display of 4 non-illuminated post signs, Road Traffic Island, junction of Corporation Street, Full Street and Derwent Street

Advertisement Consent is sought for 4 post signs in the planting bed of the roundabout at the junction of Corporation Street and Full Street, opposite the Market Place. It is within the City Centre Conservation Area.

The signs would all be 1300mm x 550mm in area on posts 400mm high. They would be non- illuminated and display corporate advertising.

2. Darley Abbey Conservation Area

Code No. DER/04/07/00703 – Extension to dwelling house (kitchen, utility, WC, garage, bedroom, bathroom, dressing room and en-suite), 2 Folly Road, Darley Abbey

This application seeks planning permission to extend the existing dwelling house over three floors, to reinstate what was No 1 Folly house which was (according to the design statement) demolished in the 1930's and incorporate it into the existing No. 2 Folly house. The proposal also incorporates a single storey extension for the purpose of a garage and utility room.

Folly Houses are on the local list, within Darley Abbey Conservation Area and within the World Heritage Site.

The proposed dwelling would measure 10.3m in length, and 6.7m in width. The two storey extension would be 8.6m in height to match the existing building, and the single storey extension 3.6m in height.

Windows on the south elevation would be 16 pane sliding sash windows; all other elevations would be opening casements with a horizontal bar. There would be double garage doors in the north elevation to the single storey garage extension.

The exterior would be rendered and painted cream to match the existing properties, and doors and windows will be hard wood and painted.

3. Friar Gate Conservation Area

Code No. DER/04/07/00641 & 00752 – Change of use from retail (Use Class A1) to retail (Use Class A1) and hot food shop (Use Class A5), provision of extract duct and replacement of windows, 4A Ashbourne Road

No 4a is listed grade 11 as circa 1630, originally the White Lion Inn with No 4 listed grade 11 as early 19th Century, and situated within the Friar Gate Conservation Area.

The proposal seeks planning permission and listed building consent to change the use from shop on ground and first floors with associated stores and staff facilities to part shop and hot food shop with seating accommodation on part ground and first floor with associated accommodation and cooking facilities.

The main physical changes amount to a ground floor partition to screen the WC, with a new ceiling mounted extractor fan in that room ducted to tile vents, a replacement window with opening sashes to ground floor cooking area and first floor store on the rear part of the building and facing 'south west', and a 200mm diameter stainless steel extractor duct from the ground floor cooking area ducted through the first floor and projecting through the 'south east' facing rear roof slope at the rear of the building. This installation is to be reversible to allow future dismantling and reinstatement of the roof if required.

Code No. DER/04/07/00635 – Formation of two openings, one at ground floor level and one at lower ground floor level to link offices at 63-64 Friar Gate

These two buildings are listed grade 11 within the Friar Gate Conservation Area. Listed Building Consent is sought for two new door openings between the premises at ground and basement level.

The ground floor opening uses an existing cupboard on the side of No 63 with the original architraving and surround retained and the doors and shelf retained on the premises to allow reinstatement at a later date if required. On the No 64 side the opening leads into an office which has little of the original detailing remaining. The new architrave and surround detail has been selected from an original example elsewhere on the ground floor. As part of this work a new demountable stud partition will be constructed to extend the existing corridor to the new doorway in No 64.

At lower ground floor/ basement level, the new opening is formed to the side of an existing chimney breast in No 63. The quality of remaining detail is simple and the new doorway is designed to respond to this theme by creating a simple lined opening with a four panel doorway.

The Applicant indicates that the alterations are designed to have minimal impact on the character of either listed building and are reversible. They would allow the solicitors firm in No 64 to remain in the premises, rather than going to Pride Park, and utilise space unused by the management company in No 63 and, thereby, fulfil the desperate need for more space and ensure the better maintenance of the listed building.

Code No. DER/04/07/00773 & 00774 – Change of use from office (Use Class B1) to residential (Use Class C3), 58 Friar Gate

Permission is sought for the principle of this change from office to residential in this grade 11 listed building within the Friar Gate Conservation Area.

No details of any physical changes are submitted at this stage.

Code No. DER/03/07/00538 - Addition of external enclosure, The Carlton Club, 6 Friar Gate

This Listed Building Consent for alterations relates to a locally listed property on Friar Gate. The proposal is to add ground floor smoking area to the rear of the property along side the fire escape.

The proposed external enclosure would be made from 2.4m high expamet fence faced with fabric mesh net finished with local scene artwork to internal faces. The enclosure would be for customers to smoke.

Code No. DER/03/07/00537 - Addition of external enclosure, The Carlton Club, 6 Friar Gate

This planning application relates to a locally listed property on Friar Gate. The surrounding premises are a range of use classes (A1, A2, A3, A4, B1, C2, D1 and Sui-Generis). The proposal is to add ground floor smoking area to the rear of the property along side the fire escape.

The proposed external enclosure would be made from 2.4m high expamet fence faced with fabric mesh net finished with local scene artwork to internal faces. The enclosure would be for customers to smoke.

Code No. DER/04/07/788 & 04/07/790 – Demolition of factory building and erection of 38 apartments with associated parking, landscaping and access, 42-48 Ashbourne Road (Former Fantasia Ballons)

These two applications seek Conservation Area Consent for the demolition of the existing buildings on the site, and full planning permission for the erection of 38 apartments with associated parking, landscaping and access.

The site is situated between Ashbourne Road and Markeaton Street and has been used for industrial purposes for many years. It abuts residential curtilages to the north and west, and the curtilage of a day nursery to the east. Access to the site with surface car parking (39 spaces) would be along the eastern side of the site. The proposed building is of a hipped/pitched design and would be faced in traditional brickwork/slate roof tiles. Extensive landscaping and planting is proposed, and the development would be security gated. The site is not in close proximity to any listed buildings.

Code No. DER/04/07/00644 & 04/07/00645 – Display of internally illuminated signage, 6 Friar Gate (The Carlton Club)

These applications are for advertisement consent and listed building consent. The application premises, 6 Friar Gate, occupies part of a larger building that was purpose built as offices for the Derby Gas Light and Coke Company, in 1889. It is a grade II listed building described in the Statutory List as an early example of a steel framed building, red brick with stone dressings. It has quite an elaborate frontage. It is situated on the northern side of Friar Gate close to St Werburghs Church and about 70 metres from the junction between Friar Gate, Cheapside and Curzon Street.

The premises currently has a canopy projecting from above the doorway by about 1.5 metres which already has signage on its front and both flank faces. The frontage lettering says “Carlton Casino Friar Gate”, and both flank sides have lettering saying “6 Friar Gate”.

The proposal is to replace the existing signage. The background would be painted in a gold effect. The lettering on the front face would be individual letters constructed from metal which would individually be 80 mm deep, and stand off the fascia by 50 mm. The letters would be colour coated pantone 202c, which is red. The letters would have internal lighting which only shines through the back of the letters giving a halo lighting effect. The letters would spell out “MAXIMS CASINO”, with a red diamond containing a ornate M. The individual letters would be about 320 mm high.

The lettering on the flanks of the canopy would be about 60 mms high with a smaller stand off and thinner letters that are not to be illuminated. They would spell out “6 FRIAR GATE”.

Code No. DER/02/07/00255 & 02/07/00257 – Extensions to bar, (first floor terrace and staircase and alterations to shop front at 19-20 Friar Gate (formerly Fat Cat Bar)

These are applications for listed building consent and for planning permission. 19 and 20 Friar Gate are grade II listed buildings in the Friar Gate Conservation Area on the north side of Friar Gate about 40 metres east of the junction with

Ford Street/Stafford Street. It has been in use as a bar/restaurant over a number of years.

Committee members may remember considering previous proposals for similar works last year. Amended proposals for alterations to the shop front, extension to form a first floor out door terrace, and installation of a staircase, light well, demolition of an existing roof and repositioning of toilets, was considered by CAAC on 7 December 2006 under planning and listed building consent references DER/10/06/01708, 01709 and 01710. Planning permission was granted for these on 18 December 2006, and 22 February 2007.

The current proposal incorporate the following:

- Removal of part of existing rear asbestos roof originally constructed as the roof of a garage/storage area at the rear of the building
- Formation of an outside first floor roof terrace with new staircase access from inside the existing building. The terrace would have an enclosing wall, surmounted by a timber, glazed screen, timber decking, bar servery, and a number of planter boxes
- Formation of a light well above the new rear staircase
- Formation of fire escape stair escape staircase from the proposed terrace
- Amendment to the visitor toilets, (male, female and disabled) which are to remain on the ground floor
- Formation of staff toilets a first floor level at the front of the building
- Alterations to the existing bar/servery
- Repositioning of plant room to the first floor towards the rear of the building contained under a reconstructed roof

The main changes to the approved scheme area that the main visitor/customer toilets area to be kept at ground floor level. The whole of the rear, asbestos roof is to be removed. A plant room is to be created on the first floor under a new roof at the rear alongside the terrace.

- New shop front has minor alterations to the front windows to remove curved timber window heads. The existing projecting sign is to be replaced. This may also need advertisement consent. The rest of the works to the shop front mainly involves maintenance, repainting of timber windows and masonry details, and cleaning and refurbishing of existing metal work and tiles. All of these changes have already been approved in the earlier applications already reported to CAAC.

4. Little Chester Conservation Area

Code No. DER/03/07/00619 - Installation of 3 windows to front elevation at 27
Marcus Street

The non listed dwelling house is in the Little Chester Conservation Area. It is proposed to replace the existing timber framed top opening windows with sashed timber windows.

Code No. DER/04/07/00777 – Installation of new windows to front elevation of dwelling house, 12 Chester Green Road

This proposal seeks to replace the existing softwood 'picture type' windows at ground and first floor level on the front elevation by hardwood mock sash windows. These would be double glazed units with single glazing bar dividing the larger first floor window into four panes. The front elevation of this non listed building faces the Green in the Little Chester Conservation Area.

Code No. DER/04/07/00722 – Installation of windows in front elevation, 121 City Road, Chester Green

This application relates to a Victorian mid terrace dwelling on City Road, which is covered by an Article 4 Direction.

Full permission is sought to replace the windows on the front elevation of the dwellings, with timber sliding sashes. There would be 2 replacement sash windows with a central glazing bar.

5. Mickleover Conservation Area

Code No. DER/04/07/00766 – Installation of replacement windows in front elevation, 12 Etwall Road, Mickleover

This application seeks consent for the installation of sliding sash windows to replace the top hung windows in the North facing elevation of 12 Etwall Road. The position and size of the windows will remain the same as the existing windows on this elevation. They will be double glazed and narrow stick glazing bars will be used. The materials proposed for the frame are not stated.

6. Railway Conservation Area

Code No. DER/03/07/00444 - Installation of shop front at 44 Midland Road

The unlisted retail unit is in the Railway Conservation Area. It is proposed to install a new shop front forward of the existing one. This will be of a similar design and character as that of the existing shop front.

7. Strutts Park Conservation Area

Code No. DER/04/07/00770 – Retention of first floor windows and insertion of ground floor windows in front elevation, 28 Kingston Street

The occupiers of the property installed the first floor windows without realising consent was needed. The existing modern windows were considered shabby and rotten and were replaced by a mock sash but further back into the reveal to display the decorative brickwork which had previously been covered up.

Consent is also sought to install similar mock sash windows in the ground floor front elevation.

The residential property is not listed but is situated within the Strutts Park Conservation Area.

Code No. DER/04/07/00785 & 00786 – Extension to dwelling house (bedroom and enlargement of kitchen) and insertion of door and two rooflights, 44 Arthur Street

Planning permission is sought for extensions to a non listed dwelling house in the Strutts Park Conservation Area. The extensions comprise a two storey extension on the end of the existing tunnel back and removal of the ground floor outbuilding. The extension projects 3.081 metres, has a width of 3.15m and a height of 5.9 m to eaves and 7.8 m to ridge. Roof and walls are to be in materials to match the existing. The accommodation is to provide extended kitchen and a fourth bedroom.

A separate application has been submitted to change the front door .

Code No. DER/04/07/00804 – Extension to dwelling (study), Queen Mary Lodge, Duffield Road

Planning permission is sought for an extension to this non listed property situated in a prominent location on Duffield Road within the Strutts Park Conservation Area.

This former lodge to the Queen Mary Maternity Hospital is constructed in a smooth red brick with slate roof and is well proportioned with sash and dormer type windows. There is a yew tree in the front garden which is to be retained.

The extension is located on the side of the building and its form is dictated by the angled boundary wall. It is set back from the frontage and its height kept below the over sailing eaves of the main building in order for the main building to remain dominant.

The foundations are designed to minimise disturbance to the yew tree by using an augured short pile and shallow ground beam.

The brickwork detailing on the existing building is particularly fine with narrow mortar joints and this will be copied on the new extension with a matching brick also used. The roof is to be constructed using slate with a rolled lead crowned section tucked under the eaves. The lantern light will be a Lonsdale Heritage glazing traditional metal section cupola light. Windows and doors are also to take their style from the existing building.

Code No. 04/07/000795 – Extension to dwelling house (sun lounge, store, toilet and utility, 12 Belper Road

This proposal seeks planning permission to extend a non listed building within the Strutts Park Conservation Area.

The existing 'L' shaped conservatory would be replaced by a squarer single storey extension on the rear and part side of the semi-detached house for sun lounge, store, toilet and utility room. The extension is approximately 5m in projection with a width of 8m and a height of 3.3m. The extension is in brick with a coping concealing the flat roof.

Code No. DER/04/07/00451 – Installation of windows, 4 Grove Bank, Duffield Road

This proposal seeks to replace the windows on the front elevation, of this non listed building within the Strutts Park Conservation Area, with sliding sash in keeping with the original design. Each window consists of Swedish Redwood Sashes, with single double glazed unit with each sash separated into a central pane with 5 marginal lights by one horizontal and two vertical glazing bars. These windows will be spiral balanced and painted white. The small bathroom window, which is not original, will be replaced with a similar design to the existing but in Swedish Redwood with a single double glazed unit and painted white.

Code No. DER/03/07/00397 & 03/07/00398 – Demolish an existing gate pier and erect two new piers to accommodate new gates, St Marys Rectory, 17 Bridge Gate

Planning permission and listed building consent is sought for demolishing an existing gate pier and to erect two new piers to accommodate new gates to the east entrance to St Marys Rectory, adjacent to Darley Lane. The new piers would measure 2.45m in height, and a maximum of 0.65m in width to the base of the piers. There would be a 0.14m deep stone band course 1.95m and 0.45m from ground level. It is indicated that the bricks would be to match the parish centre.

Code No. DER/04/07/00702 – Erection of block of 5 flats with associated parking, land to rear of 11/13 North Street

This application relates to part of the former rear gardens of 11/13 North Street, which are 2 storey Victorian terraced dwellings. They are not listed properties, located on the north side of North Street. There is a private access road adjacent to the site serving properties on Five Lamps.

Outline permission is sought for residential development of this backland site, with all matters to be determined at this stage, except landscaping. It is proposed to erect a 3 storey block of 5 flats to the north of the existing terraced properties. The development would have a small private parking area with 5 spaces, which would be accessed through the building. The development would be of a simple form, 12 metres x 8 metres in area with a half hipped roofline and half dormer openings.

Code No. DER/03/07/00626 & 03/07/00628 – Conversion of mill to form flats and erection of 3 and 4 storey buildings to form 98 apartments, formation of car parking area, erection of railings and demolition of buildings to rear, Bath Street Mills, Bath Street

Full permission and Conservation Area Consent are sought for a residential conversion of the 19th Century Bath Street Mill and demolition of industrial buildings and workshops to rear, to allow for erection of 3 and 4 storey buildings to form 98 apartments.

The former industrial site lies at the northern end of Bath Street and is adjacent to Rivermead House. It comprises a 3 storey 19th century mill complex, with modern workshops and sheds to the rear. The buildings are not listed, although they are within Strutts Park Conservation Area and the World Heritage Site. Public open space, with established groups of trees surrounds the site to the north, east and west. The River Derwent also lies close to the eastern boundary. The western boundary is elevated up to 7-8 metres higher than the mill buildings, with a tree covered embankment to the west of the car park. There is a single vehicular access off Bath Street. The existing mill buildings are enclosed by a solid brick wall up to 3 metres in height.

The proposed development would involve refurbishment and conversion of the main mill building to form apartments. The buildings to the rear of the main mill would be demolished and a new boundary wall erected to a height of about 2.7 metres. A 3 and 4 storey new building would be erected to form a courtyard development around the north, south and eastern boundaries with a 3 storey central block linking the new build with the existing mill. There would be undercroft parking below the new building to be accessed via 2 existing archways through the main building. The rest of the car parking would be laid out in the existing yard to the west of the mill. There would be a total of 80 parking spaces. A 3 ½ storey pavilion block would be erected to the west of the mill close to the main access, to accommodate 7 apartments. New boundary railings would be erected to the southern boundary adjacent to the access.

The new buildings erected onto the mill would be of traditional form, faced in red brick with a tiled roofline. They would incorporate full length glazed openings and the elevation facing the river would have a saw tooth gable roofline. The block on the eastern boundary facing the river would be a 4 storeys in height, slightly taller than the existing mill.