

Item 10

Report Of The Director – Planning and Transport To Conservation Area Advisory Committee

Allestree Conservation Area

Application No. DER/03/10/00307 - St. Edmunds Church Hall, Kings Croft,
& Location: Allestree, Derby

Proposal: Formation of soft play area, erection of 2m high fence and shelter and formation of hard play area

Full planning permission is sought for changes to the grounds of the Church Hall to improve the pre-school playgroup facilities. The fence would be positioned in the north west of the site, of 2 metres in height and steel mesh green fence design. A self supported open canopy would be placed alongside the substation to the rear of the site. Part of the grass area would be replaced with a specialist hard play surface and a soft play material around the Silver Birch tree in the middle of the site.

Allestree Conservation Area

Application No. DER/04/10/00409 - 2 The Poplars, Allestree, Derby
& Location:

Proposal: Formation of rooms in roof space (bedroom, bathroom and store) and alterations to roof (formation of dormer and rooflight)

This application relates to a Victorian mid terrace dwelling at The Poplars, Allestree. It is a traditional two storey terrace property situated within a distinctive row of similar dwellings. The dwelling is covered by an Article 4 Direction.

The proposals would involve the insertion of two small dormer openings on the rear elevation roof slope, which would serve a new bedroom and bathroom in the roof space. The dormers would have a pitched roof design with vertical hanging slates, or, cut and profiled lead tiling on the side. The dormers have been designed to match those which have been installed on the adjacent property. They would be 1.3 metres wide and 2 metres high and would have timber casement windows with white timber fascias. A conservation style roof light is also proposed on the front roof slope of the property.

City Centre Conservation Area

Application No. DER/03/10/00274 - 22 Corn Market, Derby
& Location:

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

These applications seek advertisement consent (DER/02/10/00158) and listed building consent (DER/03/10/00274) for the display of an externally illuminated fascia sign and an internally illuminated projecting sign at 22 Corn Market. The applications are

retrospective as the signage has already been installed. The application property is a Grade II Listed Building, which forms part of an important group with no's 3 to 8 Victoria Street and no's 19 to 24 Cornmarket. The fascia sign measures 6120mm (w), by 1100mm (h), by 4mm deep. It has a yellow background with 5mm black and red acrylic fret-cut lettering, which read 'The Money Shop'. The sign is illuminated from above by a light tray on angle brackets finished in yellow. The projecting sign would measure 900mm (w) by 425mm (h), by 135mm deep. It would be comprised of a double sided aluminium flag box with internally illuminated acrylic panels. The signs are fixed to the building using raws bolts, plugs and screws.

City Centre Conservation Area

Application No. DER/03/10/00342 - 32-33, Sadler Gate, Derby
& Location:

Proposal: Change of use from retail (use class A1) to restaurant/cafe (use class A3) and erection of extraction flue

This application relates to a vacant retail unit on the south side of Sadler Gate. It is a two storey building with narrow yard at the rear, which abuts the Strand frontage.

Full permission is sought for change of use of a retail unit to a restaurant/ cafe, with installation of an extraction flue. There are no alterations to the external appearance of the building on the Sadler Gate elevation proposed. An extraction flue would be installed at first floor level on the rear elevation, to project above the eaves of the main roof. It is also proposed to display two externally illuminated signs on the rear wall of the building and erect a canvas smoking shelter in the rear yard. These structures would not require permission and are not included for determination in the application.

City Centre Conservation Area

Application No. DER/03/10/00364 - 19-20 Sadler Gate, Derby
& Location:

Proposal: Change of use from retail (Use Class A1) to restaurant (Use Class A3)

This application seeks planning permission for a change of use from retail (Use Class A1) to restaurant (Use Class A3) at 19-20 Sadler Gate. The shop, a grade II listed building within a group of listed buildings in the Conservation Area, is currently vacant at ground floor level. A separate restaurant exists at first floor level, the kitchens for which will serve the proposed ground floor coffee shop. No structural alterations are proposed.

City Centre Conservation Area

Application No. DER/03/10/00376 - 4 Queen Street, Derby (Avisa Financial
& Location: Services)

Proposal: Display of externally illuminated fascia sign and projecting sign

Advertisement consent is sought to display an externally illuminated fascia sign and an externally illuminated projecting sign at no. 4 Queen Street. The fascia sign would

measure 4820mm by 700mm by 40mm. It would be constructed of aluminium with a dark grey powder coated finished and orange perspex lettering, which would read 'AVISA'. The sign would be illuminated from above, via a trough light, and would be located above the ground floor display window. The projecting sign would measure 650mm by 650mm by 40mm, again it would be of aluminium construction with a dark grey powder coated finished and orange perspex lettering, which would read 'AVISA'. The sign would be externally illuminated from above and would be situated to the left of the entrance door, above the fascia sign.

City Centre Conservation Area

Application No. DER/03/10/00392 - 20-21 Corn Market, Derby (The Book Cafe)
& Location:

Proposal: Change of use from retail (Use Class A1) to mixed use cafe/retail unit (Use Classes A3 and A1), including external seating area

Permission is sought to continue using no. 20-21 Corn Market as a mixed use cafe/retail unit (Use Classes A3 and A1). The building was formerly occupied by the Woolwich Building Society and although a change of use from a building society to a retail unit is a permitted change, planning permission is required for the cafe element of the proposal.

The property is a Grade II Listed Building and it is located within the Conservation Area. The application includes use of the frontage of the property as an external seating area. The building has already been occupied by the applicant and the internal works within the building have involved the removal of modern additions to the property, such as stud wall partitions and the bank's former service counter. The modern suspended ceilings within the building have also been removed and the property's original ceiling has been restored.

Little Chester Conservation Area

Application No. DER/01/10/00009 - 158 Mansfield Road, Derby
& Location:

Proposal: Installation of window in front elevation

The application is for the installation of both ground floor and first floor windows to the front elevation. The first floor window is to be replaced by a stained softwood sash window with hardwood cills. The proposed ground floor windows are to have the top half sliding and bottom half fixed with hardwood cills. The existing stone cills, lintel and mullion on both windows are to be retained.

Mickleover Conservation Area

Application No. DER/03/10/00338 - 14 Orchard Street, Mickleover, Derby
& Location:

Proposal: External alterations to garage to form garden room

The application property is a two storey detached dwelling that sits at the end of Orchard Street in the Mickleover Conservation Area. The dwelling has a garage attached to its north eastern elevation and planning permission is being sought to convert the garage

space into a garden room which would serve as living accommodation.

The footprint and height of the garage is not proposed to be changed and the extent of the works that are subject of the application involve only alterations to the fenestration within the existing building. The garage doors are proposed to be removed from the frontage and replaced with two new hardwood windows and the area below the windows is filled with brickwork. On the side elevation, a door and window opening would be replaced with hardwood French doors of 2.5m in width.

Nottingham Road Conservation Area

Application No. DER/04/10/00426 - 121 Nottingham Road, Derby

& Location:

Proposal: Extension to cafe/delicatessen (kitchen)

This application relates to a Victorian two-storey mid terrace property, which has been used as café/delicatessen. The site is situated to the north of Nottingham Road close to its junction with Clarke Street. The building is constructed of red facing bricks with slate roof tiles and the rear elevation has a painted render finish.

Planning permission is sought to erect a single storey extension which would measure approx. 2.5m by 3.1m in floor area and would be approx. 4.2m at its highest point, with a mono-pitched roof. It would be finished in matching render with a slate roof and UPVC windows and doors.

Others - not in Conservation Areas Conservation Area

Application No. DER/03/09/00332 - The Hippodrome, Green Lane, Derby

& Location:

Proposal: Partial demolition of The Hippodrome and formation of multi-storey car park, erection of retail unit, retail kiosk, offices and 4 apartments

Amendments to the design and layout of the proposed car park have been submitted. These include the following components:

- Revisions to the elevations on the proposed Crompton Street frontage to include the single vehicular egress from the proposed car park onto Crompton Street. The proposed egress would be sited on the left hand side of that elevation and the fenestration would be amended to accommodate the internal reconfiguration of the proposed car park. Part of the proposed pitched roof would be stepped down at ridge level and the proposed end gable would be retained. The internal amendments include the removal of a one bed flat that previously occupied part of the Crompton Street frontage and the inclusion of internal ramps, from the proposed levels 10 and 11, which would channel into the single egress onto Crompton Street. The internal reconfiguration of the proposed car park would involve the loss of 20 spaces.

The provision of a single point of access from Macklin Street and the removal of the egress point that has been re-designed for Crompton Street. The Macklin Street kerb line would be re-modelled to widen the street and accommodate the proposed left turn access lane.

Others - not in Conservation Areas Conservation Area

**Application No. DER/04/10/00413 - Site of Builder Center, Brook Street, Derby
& Location:**

Proposal: Erection of student accommodation (389 units) and associated parking spaces

This application relates to a vacant brownfield site located on the south side of Brook Street. It is a large gap in recently redeveloped built environment, sited between the new build residential developments of 'Westpoint' and 'The Millhouse'. The other new build elements of Rykneld Mill complex face the site on Brook Street. Immediately to the southern boundary of the subject site is Markeaton Brook.

Full planning permission is sought to redevelop the site for a six storey student accommodation building comprising of 389 bedrooms, four disabled car parking spaces, landscaping and ancillary works. The largest components are the two parallel blocks of six storeys on the axis, 20.6metres in height, 58metres in depth and at either side of these blocks and between them the building mass steps down to three and four storey blocks. The overall building footprint occupies a u-shape with the principal frontage facing onto Brook Street which leads into a communal courtyard area.

The materials proposed are a red brick for the walled elements and a silver metal cladding / powder coated metal for the lounge bay sections. The roofs are to be shallow pitched at 5 degrees with an aluminium finish.

Spondon Conservation Area

**Application No. DER/01/10/00095 - 3 Sitwell Street, Spondon, Derby
& Location:**

Proposal: Erection of double garage, boundary wall, gates and formation of vehicular access

This application relates to a detached property located on the south side of Sitwell Street, at the junction with Sitwell Close. The proposed garage would be positioned to the south west of the site, measuring 6m by 5m with a pitched roof 4m in height. It would be constructed using reclaimed brick and tile to match the existing property.

The proposed new entrance would consist of a new wall 1.8m in height adjacent to the house for a distance of 5m, after which it would be reduced in height to the retaining wall. The proposed new entrance oak panelled timber gates would be 1.5m wide and 1.8m high. Two new brick built pillars would be constructed outside the gate posts from reclaimed bricks with new copings.

Spondon Conservation Area

**Application No. DER/04/10/00412 - St. Werburghs C of E School, Church Street,
& Location: Spondon, Derby**

Proposal: Erection of 2.4m high boundary fence and store

Full planning permission is sought for the installation of perimeter fence in the grounds of

St Werburgh's School, Church Street. The proposed fence would extend along the boundaries to Chapel Street, Hall Dyke, Beech Court and Church Street. In size, design and appearance the fencing would be 2.4m in height from ground level. It would be galvanised steel mesh with a dark green powder coated finish with vertical concrete pads supporting the fencing.

An outbuilding structure is also proposed for the storage of play equipment at the south west side of the school grounds. This will be a simple 6m by 3m structure with a shallow dual pitched roof and constructed of a green powder coated steel.

Strutt's Park Conservation Area

Application No. DER/04/10/00421 - 49 Arthur Street, Derby
& Location:

Proposal: Installation of windows

The proposal is for the reinstatement of traditional sash boxed windows to the front of the property at both ground floor and first floor levels. The windows are to be a traditional cord and pulley system, paint finished timber, sliding sash windows with a double glazed unit not exceeding 14mm with 4mm glazing and a 6mm gap. The central stone mullion to the ground floor will be replicated in timber.

Strutt's Park Conservation Area

Application No. DER/04/10/00447 - 62 Otter Street, Derby
& Location:

Proposal: Extensions to dwelling house (enlargement of kitchen and dormers), installation of replacement windows and alterations to roof covering

The application property is a three storey mid Victorian terrace dwelling situated within the Conservation Area. The property is also covered by an Article 4 Direction

Permission is sought to install replacement windows within both the front and rear elevations of the property and to recover the slate roof. The replacement window would be painted timber sash windows, of which indicative drawings and sections have been provided. The applicant will seek to re-use the existing natural slates for the replacement roof covering, but where additional slates are needed, reclaimed natural slates to match the existing will be used.

The application also includes the installation of an enlarged dormer window on the rear roof slope. The single storey kitchen extension is 'permitted development' and does not require permission.

Strutt's Park Conservation Area

Application No. DER/12/09/01494 - 66 Belper Road, Derby

& Location:**Proposal: Alterations to door**

Number 66 is a semi - detached property situated on the east side of Belper Road and is situated in the conservation area.

The proposal is to alter the front door by replacing the single glass panel in the upper part of the door with glass 2 panels divided by a timber mullion. It is also proposed to remove an added plain wood panel from the lower part of the door and repair the original architrave forming 2 panels. The letter box would be replaced with a new brass one.

These alterations would match the door of the neighbouring property which is a 'handed' version of this property.