

Item

Report of the Director of Planning and Transportation To Conservation Area Advisory Committee 28 October 2010

City Centre Conservation Area

**Application No. DER/08/10/01012 - Derby Museum and Art Gallery, Strand, Derby
& Location:**

**Proposal: Variation of condition no. 3 on previously approved planning
permission Code No. DER/02/09/00269 for internal alterations to
listed building to insert platform lift and balustrade**

An application for a variation of condition 3 of Listed Building Consent, ref: DER/02/09/00269, for a minor amendment to the proposed installation of a lift platform and associated works to the first floor of the Museum and Art Gallery, between the Log Boat Room and Joseph Wright Gallery. The building is Grade II Listed, although the boat room is part of the 1960's extension to the original early 20th Century building.

The proposed revisions would be to the opening in the internal wall, to accommodate a different type of lift than was originally sought. A deeper lift pit is required, which would involve a section of the Log Boat room floor being broken through and a new concrete floor being formed 200mm lower than the existing. The area of floor to be lowered would be approximately 2.8 metres x 2.3 metres. The proposed opening would be approximately 2.3 metres high and 1.6 metres wide and the new reveals would be made good to match the existing wall.

City Centre Conservation Area

**Application No. DER/09/10/01163 - 9-11 Market Place, Derby (Walkabout)
& Location:**

Proposal: Erection of pergola

Full permission is sought for erection of a pergola in the beer garden at the rear of Walkabout public house, at 9-11 Market Place, in the City Centre Conservation Area. No.11 Market Place is Grade II listed, although No.9 is not.

The proposed pergola would be sited in the external space to the rear of No.9 and would not be attached to the listed building. As such it is considered that Listed Building Consent is not required for the development.

The pergola would be timber structure with glazed polycarbonate panels on the roof. It would be up to 3 metres high to the eaves and 3.6 metres to the apex, with a shallow mono pitched roofline. The structure would extend along the southern boundary of the

premises, with end sections to either end, abutting the rear elevation of the building and single storey out building to western boundary of the site.

City Centre Conservation Area

Application No. DER/10/10/01233 - 31 Sadler Gate, Derby
& Location:

Proposal: Installation of shop front and windows

Full permission is sought for installation of a replacement shop front and windows, at an opticians on the corner of Sadler Gate and Strand, in the City Centre Conservation Area. It is a non-listed building, although an interesting period property, which tapers on its end elevation and appears to have been a shop unit for a long period of time. The existing shop front is a modern addition and includes shop windows on the gable and rear elevations.

The proposal would involve reinstatement of an historical style of shop front and replacement of the other window openings of a sympathetic design. A timber shop front would be installed, including new cornice and pilasters, with narrow glazing bars. A replacement glazed door would be installed in a central position, with a 1000mm recessed entrance and ramped approach. The existing stall riser would be retained.

Friar Gate Conservation Area

Application No. DER/09/10/01112 - 117 Friar Gate, Derby
& Location:

Proposal: Change of use of ground floor from Use Class A1 (retail) to Use Class A2 (financial and professional services)

No. 117 sits on the southern side of Friar Gate. It is a grade II listed building that is located within the Friar Gate Conservation Area. Its current permitted use is for A1 (retail) purpose and planning permission is being sought for its change of use to A2 (financial and professional services). The information provided in the application indicates that the intended use will be a carers information and advice drop in centre where signposting, a resource library, carer training and support groups will take place. A change of use of the ground floor of the building only, is being sought and the application does not propose any physical alterations to the building.

Highfield Cottages Conservation Area

Application No. DER/10/10/01237 - Highfield House, Highfield Lane, Chaddesden,
& Location: Derby,

Proposal: Extensions to dwelling house (loggia/covered way and enlargement of office), erection of detached garage and boundary walls

This application relates to a detached building located north west of Highfield Lane which is a locally listed building in the Highfields Cottages Conservation Area. It is a re-submitted application following a previous refusal based on a similar scheme. The reasons for refusal were:

1. In the opinion of the Local Planning Authority the proposed garage would, by reason of its size and proximity to the common boundary with No 19 Highfield Cottages, adversely affect the rear private amenity space of that policy contrary to the requirements of Policy GD5 of the adopted City Of Derby Local Plan.
2. Insufficient details are submitted of the proposed new works to assess them in relation to the impact on the special character of the local list building and the conservation area. The proposal is contrary to Policies E18 and E19 of the adopted City of Derby Local Plan.

The current revised scheme still has four components, as before. The front extension would be positioned to the right hand side of the front elevation and contain a mono-pitched slate roof. Its projection would reach 1.7m, width 3.9m and overall height 3.6m (this is unchanged from the previous application). The rear extension would form an open loggia structure measuring 4m in width, 5m in depth and would be more functional rather than ornate in appearance (also unchanged). The proposed wall would align from the south west corner of the dwelling to the corner of proposed garage and be 2.4m in height. The proposed double garage is slightly different by reason of its position from the common boundary and roof design. It would be sited in the south west corner of the site measuring 7.5m by 7m in footprint. It would incorporate a hipped roof on its southern elevation and pitched roof on its north elevation.

Little Chester Conservation Area

Application No. DER/07/10/00948 - 158 Mansfield Road, Derby
& Location:

Proposal: Installation of windows in front elevation

The proposal is for replacement windows at both ground floor and first floor level.

Ground floor

The windows will be traditional style sash windows with spiral sash mechanism, set within the existing openings in the same position as the existing windows and retaining the existing stone sill, head and central mullion. The overall sizes of the windows are 185cm x

80cm. The glass units will be 4:6:4mm double glazed units held in place by 15 x 15mm timber beads, the overall depth of the frame will be 140mm and the width of the head will be 75mm, the jambs will be 77mm and the bottom rail 65mm, the hardwood sill will be 70mm at the rear, sash meeting rails will be 40x30mm. Overall sash sizes-top 920 x 675mm, bottom 895 x 675mm.

First floor

The existing casement window will be replaced with a new casement window but with the proportions of the glazing layout adjusted to suit the elevations of the original houses. No horns will be present on the top opening sash. The window will be set within the existing opening behind the facing brick and maintaining the existing stone sill and head. The overall size of the window is 180cm x 1200cm. The glass units will be 4:6:4mm double glazed units set in rebated frames of 80 x 55mm held in place with timber glazing beads, the opening casement will be 55 x 55mm rebated with 70x55mm bottom rail rebated. There will be a hardwood sill 80 x 55mm.

All new windows will receive a painted finish, colour to be agreed.

Strutt's Park Conservation Area

Application No. DER/09/10/01172 - Land at the south side of, 73 Belper Road,
& Location: Derby,
Proposal: Variation of condition 9 of planning permission
DER/09/08/01318/PRI to allow removal of Blue Cedar tree

This application seeks to vary condition nine of planning permission DER/09/08/01318. It reads: "Details of the method of transplanting the Blue Atlas Cedar tree shall be submitted to and agreed in writing by the Local Planning Authority before any development is commenced". The rationale to remove, rather than transplant, the Blue Atlas Cedar tree is because the land adjacent to 73 Belper Road is a highly important and complex archaeological site. The site lies within a former Roman Fort belonging to the third quarter of the 1st Century AD. Archaeological evaluation of the site was carried out during 2001 and revealed the presence of well-preserved stratified remains of the fort approximately 400mm below the existing ground surface. The County Archaeology Officer has expressed very strong reservations about the machinery used and physical operation of transplanting the tree because of considerable ground disturbance that would seriously undermine the major archaeological excavation here.

The site contains a number of trees, mainly around the perimeter and of the 10 existing trees on site, 7 will be retained, if consent is given to this application. The tree in question is set back further into the site and is partially viewable from the public realm, though the Red Oak does screen the Blue Atlas Cedar at certain times of the year. Originally, the proposed transplanting would place the tree further back into the garden midway between the proposed house and the garage. However, a condition requiring the planting of a semi-mature replacement tree (species to be agreed by Tree Officers) in a similar position would be an agreeable way forward which would ultimately negate the need of

transplanting the existing Blue Atlas Cedar tree and thus ensure the archaeology of the site is preserved.

Strutt's Park Conservation Area

Application No. DER/10/10/01190 - 78 Belper Road, Derby

& Location:

Proposal: Installation of replacement porch screens

The proposal will include the removal of the existing glazed timber screens and outer door on the existing porch and replacement with brickwork for 1.2m from the base of the porch and panelled timber framed windows above, painted white. The door is to be replaced with a timber double glazed door also painted white.

Strutt's Park Conservation Area

Application No. DER/10/10/01211 - 92 Arthur Street, Derby

& Location:

Proposal: Installation of roof light

This application relates to a two storey mid-terraced Victorian dwelling on the east side of Arthur Street. It is covered by an Article 4 Direction.

Full permission is sought for insertion of a rooflight into the front elevation of the dwelling. The proposed roof light would be 780mm x 1400mm in size and sited in the front roof slope.