

ITEM 6

REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 12 MAY 2005

1. Allestree Conservation Area

Code No. DER/305/503 – Formation of rooms in roof space (bedroom and shower) including two dormers and installation of front door and steps – 1 The Poplars, Allestree

Full permission is sought for extensions and alterations to an end of terrace dwelling on The Poplars, Allestree. It is a traditional terrace property in the Conservation Area, which lies off Park Lane.

It is proposed to form accommodation in the roof space of the dwelling which would involve the insertion of two flat roof dormer openings on the rear elevation. The bedroom opening would be 2.2 metres wide and the shower room opening, 1.2 metres in width. A rooflight would be inserted on the front elevation and a new window formed in the end gable of the dwelling.

A new front door would be inserted which would be a four panel timber design. A set of steps and railings would also be formed at the front of the dwelling. The steps would be 400mm high with 1.1 metre high railings to be painted black.

2. Arboretum Conservation Area

Code No. 305/512 – Change of use alterations to form four flats

6 Arboretum Square is one half of a large Victorian semi-detached house that lies adjacent to the Arboretum Lodge at the head of the Arboretum Street cul-de-sac. Its south-western boundary adjoins the Arboretum Park. The house's rear boundary adjoins an open yard area of the Royal Crown Derby site.

The house is included in the Council's Local List of building of architectural or historic merit and is described in the list as one of a group of town house dating from 1853 – 1859. It is a three storey dwelling recently used as a house in multi-occupation. It is proposed to convert the premises into four self-contained flats. One external doorway is to be converted to a window but there are at present no elevation drawings to show this. Further drawings showing this detail have been requested. There will also be some moving of internal wall to achieve the internal arrangement for four self-contained flats.

Vehicular access already exists directly off Arboretum Square with a driveway running along its south-western boundary to an open yard to the rear. It is proposed for there to be four car parking spaces created in the rear yard.

3. City Centre Conservation Area

Code No. DER/405/545 – Change of use from residential letting agency (Use Class A2) to nail salon on ground floor

This change of use application seeks consent to change the use of the ground floor at 29 Wardwick, Derby. The building is situated in the City Centre Conservation Area and is grade II listed. The existing use is a residential letting agency (Use Class A2) and the proposed use is as a nail salon (Sui Generis use). This proposal does **not** include any interior or exterior changes to the building, or any signage.

Code No. DER/405/594 – Installation of seven uplighters, 9 Strand

9 Strand is a grade II listed building, part of the building listed under 10 Wardwick, dating from 1883. It has been extensively altered on several occasions and now operates as the “Barracuda”.

The uplighters are on both elevations. On Strand, three are shown, placed on the pilasters some 4.4m above ground level. On the Wardwick frontage there would be four, placed directly beneath the first floor window balustrading some 5.4m from ground level.

No details of the units have been supplied but they scale 500mm wide by 150mm high on the elevations.

4. Friar Gate Conservation Area

Code No. DER/305/526 – Erection of 30 apartments on site of 65-71 Ashbourne Road

Members will be familiar with this site that was the subject of a planning application and an application for conservation area consent for the erection of 24 apartments, under code nos. DER/104/149 and 104/139 respectively. Both applications were granted permission/consent last year. The principle of residential redevelopment on this site has, therefore, been established.

This application is a revision of the approved design to facilitate the inclusion of six additional apartments in the proposed building. The principal amendments to the design include the creation of four individual hipped roof dormers with balconies, in the front and rear roof space, to serve units in the 3rd floor of the building. The alignment of the proposed rear elevation has also been amended to accommodate additional car parking at the rear of the site. The overall built form and materials of the proposed building are largely unchanged from the previous application.

Code No. DER/405/558 – Change of use from retail (Use Class A1) to residential lettings agency (Use Class A2) – 7-10 Brick Street

Planning permission is sought for the change of use of this small group of units to a residential lettings agency. They are currently in retail use and occupied by an off-license. There are no external alterations to the buildings proposed, as part of this application.

Code No. DER/405/561 - Change of use from consulting rooms/offices (Use Class D1) to residential and offices - 12 Vernon Street

This full application seeks permission for the change of use of No. 12 Vernon Street from consulting rooms/offices (Use Class D1) to residential and offices. No physical alterations are proposed to the building. The surrounding locality is predominantly residential in character.

Code Nos. DER/405/604 – Change of use from retail (Use Class A1) to restaurant/café (A3) including internal alterations and erection of glazed canopy at 11, 11A and 12 Friar Gate

Planning permission and Listed building consent is sought to undertake alterations to these buildings to create a restaurant with bar area (Class A3). No. 11 is grade II listed and No. 12 is locally listed. Consent is sought to undertake a variety of internal access alterations to the buildings at ground level to facilitate the proposed use. The agent has submitted a design statement to justify the proposed alterations and pre-application discussions have been ongoing with the Council's Design and Conservation Officers, the Access Officer and the Noise and Pollution section to address the pertinent issues associated with refurbishment. A key theme of the proposed alterations centres upon the improvement of access facilities to accord with the DDA and the Building Regulations. Advice has also been sought from the County Archaeologist about ground works to the rear of the buildings.

Consent is sought to erect a glazed structure at the rear to provide a covered seating area. The proposed structure would be supported off circular steel columns which would stand approximately 50mm proud of any wall. The proposed glazed structure would be a prefabricated aluminium curtain wall system with built in gutters and down pipe channels. The core principle behind the style of the glazed structure is that it is a temporary extension with little impact on the overall fabric of the buildings. The proposed floor area in the glazed structure would be built up to match the existing floor level. The submitted details indicate that the majority of internal features would be retained and restored and the existing shop fronts would be largely unaltered.

5. Railway Conservation Area

Code No. 305/532 – Alterations to Room 153, Midland Hotel, Midland Road

The Midland Hotel is a grade II listed building dating from 1842. The room in question is currently used as an office. It has steps internal to the room leading down to its main floor level from a higher corridor level. It is proposed to install studding walls parallel to the side of the steps to create a short internal hallway, with a door leading to a sitting room with simple kitchen facilities, and a further studding wall at right angles to the first to create an office area. Other alterations are the installation of kitchen units, with an extraction system, and general electrical work.

6. Spondon Conservation Area

Code No. DER/305/508 – Erection of dwelling house, land at Orchard Cottage, 23 Church Street, Spondon

Outline planning permission is sought for the erection of a dwelling house in the front garden of Orchard Cottage, 23 Church Street. The application is for siting and access, with all other matters reserved.

The site is rectangular in shape measuring some 34m by 13m. It is within the Spondon Conservation Area. Trees planted within the adjacent school overhang the site along its northern boundary and there is various planting at the front of the site. The western and northern boundaries of the site are marked by a historic wall, over 1m in height.

The site is within an established residential area, adjoined to the east and south by relatively modern dwellings and to the west by Church Street. A modern detached dwelling lies opposite the site, across Church Street. The grounds of St Werburg's Church of England Primary School lie to the north of the site.

The proposed dwelling would be situated in the south of the site, more or less in line with the existing semi-detached dwelling at 52 Church Lane. The existing dwelling on the site, Orchard Cottage is set at the rear of the site, and although it takes access from Church Lane relates well to the residential development off the Beech Court cul-de-sac.

Planning application reference DER/604/1148 for outline planning permission for a dwelling on the same site was refused based upon its impact upon the trees overhanging the site. This application showed the dwelling adjacent to the northern boundary of the site under the canopy of the trees.

7. Strutts Park Conservation Area

Code No. DER/405/546 – Installation of replacement windows in front elevation 94 Arthur Street

This application relates to a Victorian red brick, mid-terrace dwelling, in Strutts Park Conservation Area, which is covered by an Article 4 Direction.

It is proposed to replace all the existing windows on the front of the dwelling, with timber sliding sashes of traditional design. One of the first floor windows would have a central glazing bar and the stone mullion to the ground floor would be retained.

Code No. DER/405/612 – Formation of room in roof space, 105 Arthur Street

This application relates to a Victorian red brick, mid terrace dwelling on Arthur Street, which is covered by an Article 4 Direction.

Full permission is sought for formation of accommodation in the roof space which would involve the insertion of a pitched roof dormer on the front and rear elevations of the dwelling. Each dormer would be 1.5 metres wide with timber window and slate roof and cheeks.