

ITEM 6

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 7 DECEMBER 2006

1. City Centre Conservation Area

Code No DER/1006/1645 – Amendment to previously approved permission
DER/506/765 to form additional 3 apartments, 15-
16 Market Place

This minor residential application seeks consent to amend the previously approved permission DER/506/765 to form additional 3 apartments by converting the existing roof and creating a 4th floor at 15-16 Market Place, Derby.

The building is situated in the City Centre Conservation Area. The building already has permission for 12 apartments. The 4th floor would increase the building in height by 2.7m from the existing parapet. The parapet would be retained and the 4th floor set slightly back from the frontage, with no alterations made to the parapets outward appearance from Market Place or Irongate. The proposed 4th floor would reflect the design of the horizontal parapet and vertical pillars.

Code No DER/1106/1873 - Alterations and extensions to form hotel, 16 St Mary's
Code No DER/1106/1872 Gate

These premises are former County Council offices dating from 1910 in Renaissance style, red brick with stone dressings. The building is listed grade II and, whilst of one date, is in two quite distinct parts. That at the front is of two high storeys and is quite elaborately decorated whilst the rear part is of three storeys and is somewhat plain. The list description makes no mention of the rear part.

The applications seek planning permission and listed building consent respectively for the works of conversion and extension and for change of use. They are accompanied by a planning statement, design statement, and a schedule of conditions and reinstatement work.

The public rooms are proposed to be provided within the front part of the building, where the rooms are mainly of considerable scale and quite unsuitable for subdivision. Substantial fitting works will be inescapable in certain rooms, principally those connected with the storage and preparation of food.

The rear part of the building is indicated as having major alterations comprising the creation of a third floor in the roof space by changing the slated pitched roof to a leaded mansard, and the erection of a first, second and third floor extension onto an existing ground floor. All 38 bedrooms are in this rear block and, apart from stairs, two lifts handle to differences in floor levels between the front and rear parts of the building.

Code No DER/1006/1671 – Change of use from financial and professional services (use class A2) to bar/restaurant, Century House, 6 Bold Lane

This change of use application seeks consent to change the use of the ground floor, first floor and second floor at Century House, 6 Bold Lane, Derby. The building is situated in the City Centre Conservation Area. The existing use is as a recruitment agency (use class A2) and the proposed use is as a bar/restaurant (use class A4/A3). There would be bar and dining areas on both the ground and first floors, and dining on the third floor. This proposal does not include any interior or exterior changes to the building, or any signage.

Code No DER/1006/1740 – Alterations to Cathedral to provide window guards, Derby Cathedral Church of All Saints, Iron Gate

Full permission is sought for external alterations to the windows of the Cathedral to provide protective mesh over the openings. The Cathedral is a Grade A listed building and has ecclesiastical exemption for alterations, such that Listed Building Consent is not required for the works.

The mesh would be installed to protect the leaded light windows and stained glass windows to the north and south aisles. The meshing would cover the whole opening and positioned about 200mm forward of the window. The mesh would be a stainless steel guard, powder coated in black.

Code No DER/706/1789 - Display of internally illuminated projecting signs & 2 fascia signs. 43 Iron Gate, Derby (Lloyds TSB).

Iron Gate in Derby City Centre forms part of the City Centre Conservation Area. The building is Grade II listed.

Advertisement consent is sought for internally illuminated projecting signs and 2 fascia signs for the current Class A2 unit (Lloyds TSB bank). The signage is required by the client as part of a corporate re-branding. These will replace the existing advertisements to the building.

2. Friar Gate Conservation Area

Code No DER/1006/1742 - Retention of use of building for training and medical aesthetic use at Unit 4 Wentworth House, Vernon Gate, South Street

Planning permission is applied retrospectively for the change of use of this part of the building from B1 type uses to D1 Uses. The business complex at Vernon Gate was originally envisaged as an area of B1, offices. According to the applicant, the application premises has been used as a clinic for medical aesthetic use and to train practitioners in the specialty since it was first taken into use. The upper two stories of the building is used for the training of beauty therapists the ground floor is used for minor clinical treatments including Botox, collagen treatment, hair removal etc.

The application seeks retrospective approval for this use which would fall into use class D1

Code No DER/1106/1794 - Alterations to elevations to include Formation of new side entrance, building of 2nd floor walls and bricking up of windows and alteration to front access at 110 Friar Gate, (Mosh Nightclub)

The application premises lies within the Friar Gate Conservation Area but is not included on either the statutory or local lists. It lies on the South side of Friar Gate about 95 metres west of the junction of Friar Gate and Curzon Street. The building is in use as a night club and has been so for a number of years.

Although the building was originally designed with its main entrance facing directly onto Friar Gate that door is now used as a fire escape. The main entrance to the club is along its side elevation. The proposal is for the formation of a new main access at ground floor level along the side elevation. Some of the existing windows on all three floors of the side and rear elevations are already painted over or blocked internally. It is intended to brick these up externally. Steel shutters are to be installed over existing ground floor doorways.

The original main entrance is to be altered. At present the front door is deeply recessed by over 2 metres behind the shop front. The door is to be brought forward so that it is only recessed by 0.8 metres, which will also allow a double leaf door to replace the original single leaf door, which will be used as a fire exit.

Walls and roof to a third floor room are to be replaced with brickwork and a new flat roof.

Code No DER/1006/1749 – Change of use to MOT testing centre, The Arch, 14 Agard Street

No 14 sits on the southern side of Agard Street within the Friar Gate conservation area. Planning permission is sought for change of use of the premises into a MOT testing station for cars and light vans. The applicant has indicated on the application forms that no vehicle repairs are proposed to take place on the site. The premises are currently in use by a company who repair car windscreens.

Code No DER/1006/1708 – Installation of a shop front, 19-20 Friar Gate, Fat Cat Bar

Code No DER/1006/1710 – Extensions to bar, first floor terrace and staircase with light well, demolition of roof at rear, and installation of shop front, internal alterations to relocate toilets from ground floor to first floor, 19-20 Friar Gate, Fat Cat Bar

Planning permission and Listed Building Consent are sought for the installation of a new shop front. 19-20 Friar Gate were formerly two separate buildings which have been combined at ground floor level by the removal of internal walls to form one large floor area currently in use as a bar and restaurant. The buildings are grade II listed buildings included in the Statutory List for their group value.

The ground floor frontage of the separate buildings has been combined into one common frontage some time in the past. The current proposal is to replace the existing shop front. This would involve the replacement of the existing windows to incorporate folding windows on the left hand side of the frontage to allow the frontage to be open up to the outside. Existing window frames would be replaced by dark stained timber frames. The existing blue tiles are to be replaced by stone stall risers and the columns are to be timber faced with fluted moldings and painted in a colour yet to be confirmed. New dark stained doors are to be installed in a recessed position. The existing fascias are to be repainted the colour to be confirmed. Brushed stainless steel up/down lighters are to be installed on three of the supporting piers. Existing ornate metal work above the fascias are to be painted black and the existing windows at first and second floor level are to be repainted white to match their existing colour.

Code No DER/1006/1709 – Extensions to bar, first floor terrace and staircase 19-20 Friar Gate, Fat Cat Bar

Code No DER/1006/1710 – Extensions to bar, first floor terrace and staircase with light well, demolition of roof at rear, and installation of shop front, internal alterations to relocate toilets from ground floor to first floor, 19-20 Friar Gate, Fat Cat Bar

Full planning permission and listed building consent are sought for extensions to bar (first floor terrace and staircase), and internal alteration to relocated toilets on the first floor of 19 - 20 Friar Gate (Fat Cat Bar)

19 and 20 Friar Gate are grade II Listed Buildings originally built as two separate buildings but now amalgamated into one with a combined frontage. The rear of the premises currently contains back of house facilities such as toilets, kitchen stores, cold store etc all contained within a concrete framed extension building under a sheet asbestos roof.

It is proposed to remove the roof and replace it with a split level wooden deck at first floor level to create an open, roof terrace seating area. The terrace would be surrounded by an enclosing wall surmounted by a glazed screen the combined height of which would be about 1.8 metres above the level of the deck. Planter troughs would be arrayed around the decking. There would be an aluminium

framed, glazed, enclosed area some 5 metres by 6 metres over a void acting as a light well providing daylight to the ground floor below. A new staircase from within the main building would rise up through the light well to connect the ground floor with the first floor terrace. A small section of flat, zinc clad, timber roof would cover part of the stairs and provide cover for a small, bottle bar on the roof terrace. A fire escape stairs would descend externally from the terrace into a small shared rear service yard. Existing male toilets on the ground floor would be displaced by the new internal staircase and be replaced by new toilets in the main buildings toward the front at first floor level. The internal alterations to relocate the toilets include the formation of new additional female toilets. These internal alterations do not require planning permission but will require listed building consent. The new male toilets would require the opening up of a new doorway through the wall that was originally the wall between the two separate buildings, 19 and 20 Friar Gate, and the formation of two new steps to account for a difference in the floor level between the two buildings. Certain existing features including two original fireplaces would be retained but boxed in to create the new toilets and part of an ornate plasterwork ceiling could be affected depending on how the room would have to be partitioned. Existing external windows on the front elevation would have to be obscure glazed for privacy reasons.

3. Mickleover Conservation Area

Code No DER/1106/1687 – Erection of a bungalow on land adjacent to 9 The Hollow, Mickleover, access off Ingham Drive

This is a re-application following the withdrawal of a similar application that had been received in January of this year. The earlier proposal was withdrawn to permit time to resolve the issue of formation of a separate vehicular access directly onto The Hollow to serve the existing dwelling. Planning permission was granted for this access at the Planning Control meeting held on 28 September 2006.

The proposal has previously been reported to CAAC on 16 March this year. I am reproducing the contents of the report that were made at that time. The current proposal differs little from that made at that time with the exception of an additional window being proposed in the side elevation of the kitchen.

Planning permission is sought for the erection of a two-bedroomed bungalow on the garden of 9 The Hollow. No 9 The Hollow is a locally listed building, being a red brick cottage dating from the mid 19th Century. The site lies on The Hollow and is within the Mickleover Conservation Area. Along this part of the west side of The Hollow, the land rises quite steeply from the highway and takes the form of a wooded slope. To avoid the need to create a vehicular access into the slope, the proposal seeks to obtain vehicular access through an existing driveway to the west of the application site between two dwellings, numbers 8 and 10 Ingham Drive. The access currently serves the existing cottage but the proposal implies that it will only serve the new bungalow if permission were to be granted. The houses on Ingham Drive lie outside the conservation area and are of relatively recent construction. A modern bungalow lies to the south of the site, this is built on land which was also originally part of the garden of No 9 The Hollow.

The proposal would require the removal of a number of small fruit trees although these are not referred to in the application.

The bungalow would have a gable ended roof with its ridge and principle axis running south west to north east, parallel to that of the existing cottage. There would be a front gable incorporating a porch and a rear gable or hipped roof to a small rearward projection. Sky lights are shown in the rear roof slope but there is no suggestion at this stage that there will be any living accommodation in the roof space.

The external walls should be a mottled reddish facing brick with a foticrete plain tile on a pitched roof. The use of dental brick features to the fascia and roof verges, black guttering on rise and fall brackets, blue brick window cills with white sash style windows to be sympathetic to the adjacent cottage.

4. Railway Conservation Area

Code No: DER/1006/1683– Wyvern House, Railway Terrace Formation of 18 apartments

Planning permission is sought to change the use of the northern half of Wyvern House, an office building, into 18 apartments with 12 parking spaces. Apartments would comprise 12no 2 bedroom apartments and 6no 1-bedroom apartments.

Wyvern House is split into a north and south section. This application relates only to the northern half. The southern section will remain in its current use.

The site is within the Railway Conservation area. It lies to the north of the Railway Station car parks and to the west of the train lines. Amber House, currently undergoing conversion to residential lies to the north. The Brunswick public house and some residential flats lie to the east.

The change of use will involve internal alterations and some changes to the external appearance of the northern half of the building. Changes include removal of more recent extensions on the rear of the building, making good of newly exposed brickwork and bricking up openings where appropriate and insertion of new windows and doors on the front and rear elevations. A flyover link between Amber House and Wyvern House is shown as remaining and would be accessible from a first floor store/shared toilet area.

Parking would be provided to the rear of the building. A one-way vehicle access system would be operated providing access between the north and south sections of Wyvern House with the exit point being via the gap between Amber House and Wyvern House.

The submitted plans show a shared internal store area, to the north of the site which could be used for bicycle storage and a refuse storage area at the southern end of the site.

5. Spondon Conservation Area

Code No: DER/1006/1673 – Extension to dwelling house (garden, two bedrooms and bathroom) and erection of garden room, 5 Porter Place, Spondon

Permission is sought for extensions to this dwelling comprising a second storey extension above an existing attached garage at the side of the house and a single storey extension to the rear. The detached dwelling is situated in the Spondon conservation area within a recently developed cul-de-sac.

Code No DER/1006/1568 - Extension to School (Classroom, Toilets, Cloakroom and P.E. Store) St. Werburgh's, C of E School, Church Street, Spondon.

St Werburgh's is a modern primary school in quite large grounds. Originally built in the 1960s as a junior school, it has been progressively extended, firstly when it became a primary school, and then again when the former listed St Werburgh's School on the north side of Chapel Street was closed. An extension was granted in March 2003 (DER/1202/1914) but, because of funding difficulties, only part was built.

The extension now proposed takes up the uncompleted part of the above scheme and is some 15.5m x 7.55m, on the southern end of the existing building. It comprises a single classroom including toilets and cloakroom area, with a PE store, accessed externally in one corner. Materials are brickwork to match the existing, with a monopitch roof rising from 3.5m on the western side to 5.0m on the east.

6. Strutts Park Conservation Area

Code No. DER/1006/1587 - Retention of side and rear elevation windows and retention of lobby to rear of listed building 50 Kedleston Road

The dwelling is Grade II listed and located within the Strutts Park Conservation Area and within a World Heritage site.

Listed Building consent is required for works, which have already been undertaken. Consent is sought for the retention of windows that have been inserted into the side and rear elevations. Consent is also sought for the retention of a lobby that has been erected to the rear of the building.

Code No DER/1006/1646 – Extension to dwelling house, (2 bathrooms), 53 Arthur Street

This application relates to a 2 storey Victorian terrace dwelling, on Arthur Street, which is covered by an Article 4 Direction.

Full permission is sought for a two storey extension on the rear of dwelling to form 2 bathrooms. It would replace an existing single storey lean-to extension. The extension would be 3 metres x 3 metres in area with a mono pitch roofline, which would tie in with the original projecting gable.

7. Others

Code No DER/806/1384 - Formation of parking spaces, St Mary's Bridge/Sowter Road

This land is part of a broad highway verge at the junction of the above roads. It abuts the grade II Bridge House and is fairly close to the grade I Bridge Chapel. Permission is sought for the creation of five parking spaces by the inlaying of grass reinforcing mesh. The applicants are the Trustees of the St. Mary's Bridge Chapel and the intention is that the spaces would be used by staff and visitors.

Members will see from the reference number that this proposal has been somewhat delayed in being reported. This is because there are unusual complications relating to the status of the land and I have had to establish what the implications are. Briefly, the proposal comprises the creation of parking areas within the highway. If it were carried out by the Highway Authority it would not constitute development under Section 55(2)(b) of the Act. Permission is required because the proposal is not by the Highway Authority.

In addition, this section of highway is subject to a "No waiting at all times" Order and so any vehicles parked on the said spaces would be parked illegally. If the Order is modified, I am advised that it would not be possible to reserve the spaces for users of Bridge Chapel House, they would be open to all-comers.

I have come to the conclusion that, as Local Planning Authority, the City Council should determine the application in relation to planning policies, chiefly the impact on the setting of the listed building, and, if permission is granted, then leave the highway legalities to be overcome under appropriate procedures.

Code No DER/1106/1802 - Alterations to the Roundhouse group to form college, with new linking building, freestanding college building, day nursery, access, parking and landscaping.

Code No DER/1106/1803 - Demolition of parts of former railway workshops and alterations to retained buildings

Both at the Roundhouse, Roundhouse Road, Pride Park

The Roundhouse group of buildings are listed grade II* and grade II and are of national importance. A much abbreviated form of the very comprehensive official description is set out below. The full descriptions can be found on the Council's

website. (Because of the original road access they are to be found under "Railway Terrace").

"Former Engine Shed

*(Remains of the original North Midland Region Railway Station) Grade II**

Circa 1840. Formed part of Francis Thompson's 'Trijunct' Station. Now surrounded by later buildings. Built of red brick with good heavily-timbered polyhedral slated roof. On plan 16 sided.

Clock Tower (Remains of the original North Midland Region Railway Station) Grade II

Circa 1840. Formed part of Francis Thompson's 'Trijunct' Station. Red brick square tower of 4 stages, originally detached but now incorporated with later 3-storey building; ground storey rusticated, with semi-circular headed doorway.

Former Carriage Shop at Derby Railway Works. Grade II*

Former railway carriage works. 1840 with late C 19 and C20 alterations. By Francis Thompson, for the North Midland Railway Company. Red brick with ashlar stone dressings, with concrete tile and Welsh slate roof coverings, and a metal framed interior structure. Combination range incorporating carriage workshops, smithies and offices, North Midland complex was the most ambitious of the maintenance workshops built at the Derby Trijunct Station, represent the most substantial survival of the first generation of railway workshops in the Midlands, and is of national significance.

Former Railway Workshop at Derby Railway Works. Grade II*

Railway workshop, incorporating former beam engine house, fitting and turning shops and smithies, latterly patternshop and store, 1839, with C 19 and C20 alterations and additions. Built for the Midland Counties Railway. Red brick with ashlar dressings and slated roof coverings".

These two applications seek full planning permission and listed building consent for the major scheme to restore, alter and expand the Roundhouse group of buildings for Derby College.

The applications are accompanied by a Design and Access Statement, Planning Support Statement, Transport Assessment, Flood Risk Assessment and a Conservation Statement as well as the usual range of drawings of site layout, building alterations and new build.

As is often the case with complex schemes, they are not conducive to written description but all the documents are available on the Council's website, accessed via the application Code No. in the normal way. I will however give a brief overall description of the proposals.

Demolition is confined to the area between the south-eastern end of the Midland Counties building and the North Midland Carriage Shop. Most of the demolition is of early date but it does include the somewhat later canopy and the 1950s first-aid block. In this area it is proposed to construct a link block.

The site layout, as submitted, comprises a private road from the current end of Roundhouse Road leading to all parking and circulation areas. Most of the open areas are for these purposes or are hard landscaped., with the central landscaping feature being a pool in the form of a facsimile railway turntable. At the northern end of the site there is a freestanding new build proposal of some 6800 sq m on three floors. Total floorspace is some 21,600 sq m, with the remainder coming from the conversion of the listed buildings.

The general arrangement of facilities is engineering and construction in the Midland Counties building, a Resource Centre in the North Midland Carriage Shop, administration in the Clock Tower offices and exhibitions / food court in the Roundhouse itself. A notable feature will be the retention of the turntable with the ability to change exhibited locomotives.

Code No DER/806/1333 – Erection of fence, 339 Duffield Road/Church Walk (Shell Service Station), Allestree

An amended scheme has been submitted for the proposed fence to be sited along Church Walk, Allestree. It would enclose a vacant piece of land adjacent to the service station. The existing red brick boundary wall would be retained and the fence would abut the wall. The fence would comprise close vertical boarded timber 1.8 metres high. It would extend up to the boundary wall of No 3 Church Walk.

Code No DER/1106/1682 – Alterations to listed building to change use from joinery workshop to training centres for construction trainees, former engine house, Great Northern Road

This grade II listed building sits on the northern side of Great Northern Road. The application involves only internal works within building in order to facilitate its change of use from a joinery workshop to a training centre for construction trainees.

The proposed internal works involves the closing off of an existing opening and the reinstating of a new opening on the ground floor. At first floor level, new stud partition walls are to be installed, in order to divide the floor area and provide separate areas for workshops, a canteen and toilet facilities.