

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 13 JULY 2006

1. City Centre Conservation Area

Code No. DER/506/897 & - 36 Market Place, display of internally illuminated
DER/606/1003 fascia sign

Advertisement consent and Listed Building consent are sought to display a new sign on the fascia board above the shop front window. The sign will be constructed from machined letters and logo with a painted finish. Light emitting diodes will be fitted into a recess on the rear of the letters and logo to achieve a low density halo illumination only intended to be visible at night. The thickness of the letters is 40mm (2 layers of 20mm) and they will protrude 5mm from the fascia.

Code No. DER/606/1074 - 8 Sadler Gate - display of internally illuminated fascia
sign

The application seeks advertisement consent for a drum shaped advert to replace the current canopy style advert located above the doorway at Saddlers. It has a brushed stainless steel finish on a ply frame with white back lighting to Perspex letter cut outs, reading “saddlers”. The advert projects 300mm, has a depth of 400mm and a basic width of 840mm. A down lighter within the frame sheds light on the entrance.

The drawings indicate a further advertisement but clarification is being sought on this.

Code No. DER/606/939 – Display of internally illuminated hanging sign, two
DER/606/941 internally illuminated fascia signs, two CCTV
cameras and 12 uplighters, The Old Post Office,
Victoria Street, (Coyote Wild)

The former Post Office is a Grade II listed early 20th Century building with stone façade on the corner of Victoria Street and St James Street. It is a prominent building in the City Centre Conservation Area.

Advertisement and Listed Building Consent are sought for replacement signs and external lighting on both street elevations. The proposed signs would include a hanging sign on the St James Street elevation. 970mm x 500mm with neon uplighting and two fascia lettering signs over the existing doorways. The individual letters would be halo illuminated and powder coated black. Twelve small uplighters would be positioned at regular intervals along the façade below the first floor windows.

Code No. DER/606/992 & - Alterations to front elevation, including installation of

DER/606/995 new frontage and internal alterations (renewal of partitions and suspended ceilings), 9-11 Bold Lane, (former Magistrates Court)

Full permission and Listed Building consent are sought for internal and external alterations to the former Magistrates Court, Bold Lane. It is a Grade II listed building in the City Centre Conservation Area. Permission was granted for change of use to Comedy Club, restaurant and bar, with various internal alterations, in 2004. This proposal is associated with that permission, and consent sought for further alterations to enable implementation of the approved use.

The current proposal would involve installation of new safety glass into the existing timber shop front and new glazed entry doors. Listed Building Consent is sought for the removal of partition walls and suspended ceilings to the ground and first floors.

Code No. 606/938 – Change of use from Bingo Hall and Social Club to theatre at the Walkers Bingo and Social Club, Green Lane

This is a full application for the change of use of the premises from the existing use as a Bingo and Social Club in class D2 of the Town and Country Planning Use Classes order to a theatre which is a sui generis use. The building formerly known as the Hippodrome is a grade II listed building and was originally built in 1914. The Statutory List includes in its description the following:

“A complete early C20 variety theatre, which represents a significant stage in the evolution of the building type which became the dominant design for cinema construction in the late 1920s”.

The building stands at the junction of Green Lane and Macklin Street. It was converted to a Bingo Hall and Social Club sometime prior to 1979.

At present the proposal is simply for the change of use to a theatre and no details of internal or external alterations have as yet been submitted. The applicant's agent has advised that any works to the building are hoped to be restorative and should meet Council requirements for the historic building and conservation point of view. An application for listed building consent is likely to follow if permission for the principle of change of use is approved.

The applicants intend that the primary use of the premises will be by community theatre groups of all kinds based in Derby and Derbyshire, but also other theatre groups and touring theatre companies up to major national company standard.

2. Darley Abbey Conservation Area

Code No. DER/606/1017 – Extension to shop and extension to dwelling – 6-7a Abbey Lane, Darley Abbey

This application relates to a general store and associated dwelling on Abbey Lane, Darley Abbey. It is a non-listed two-storey building, which lies within the Conservation Area.

Permission is sought for a first floor extension to the rear of the dwelling, to form bedroom. It would be 4 metres x 5metres in area with a gable roofline. Extensions and alterations are also proposed to the shop, to form new staircase and WC. The staircase extension would be above an existing flat roof, 1.4 metres deep, with a lean to roofline. The other extension would infill a gap at lower ground floor level, with a flat roof over. They would be sited on the rear of the main building, facing properties on Brick Row.

3. Friar Gate Conservation Area

Code No. DER/606/973 – Internal alterations to listed building – 100 Friar Gate

This three-storey property is grade II listed and is located within the Friar Gate Conservation Area. Listed building consent is sought for the blocking up of an internal doorway which currently links 100 Friar Gate and 102 Friar Gate at first floor level.

Code No. DER/606/980 – Erection of two dwelling houses, land north of 18 Slater Avenue

Planning permission is sought for the erection of a pair of semi-detached dwellings on land located on the western side of Slater Avenue, in the Friar Gate Conservation Area. The two dwellings would incorporate gabled roofs and dormer windows in both the front and rear elevations. The dwellings would sit alongside other properties in Slater Avenue with the area to the front used for parking.

Code No. 606/934 – 1 St James Court, Friar Gate

This application seeks Advertisement Consent for the display of a non-illuminated fascia sign on the front elevation of this office building on the south side of Friar Gate. Consent for a similar display, but illuminated externally, was refused (DER/504/999) in July 2004. The proposed display would be 4.6m above the highway footway.

4. Hartington Street Conservation Area

Code No. DER/606/909 – Erection of 1.25m high railings and gates fronting Hartington Street – 1-33 and 39-47 (odd), 2-26, 30-40 and 44-52 (even), Hartington Street

Planning permission is sought for the erection of metal railings and gates along the front boundaries of a number of properties fronting Hartington Street. They would be fixed into the existing stone plinths which extend along the frontage of the properties.

Code No. 706/1095 – Demolition of three dwelling houses, 127, 129 and 129A Osmaston Road

Conservation Area consent is sought for the demolition of a pair of semi-detached dwellings and a detached dwelling located in the Hartington Street Conservation Area. The three properties are located on Osmaston Road opposite the eastern end of Hartington Street.

5. Little Chester Conservation Area

Code No. DER/606/1077 - 8 St Paul's Road, extension to dwelling house (dormer)

This application seeks planning permission for a dormer window in the rear roof slope of the terraced property. The dormer is 2m wide with a maximum height of 2m. and is similar in size to that on the two neighbouring properties. Materials are not indicated.

Code No. DER/606/937 – Installation of windows, 4 Maplebeck Court

This application relates to a modest two storey, modern, mid terrace dwelling on Maplebeck Court, which is covered by an Article 4 Direction. It lies within the Little Chester Conservation area.

It is proposed to replace all the timber windows and door on the front elevation of the dwelling, with woodgrain UPVC units, of similar design to the existing.

6. Mickleover Conservation Area

Code No. 606/1040 – Extension to dwelling house (conservatory), 6 Welney Close, Mickleover

This application seeks consent to erect a conservatory to the east elevation at 6 Welney Close, Mickleover, Derby. Part of the dwelling's rear garden is situated within the Mickleover Conservation Area. The single storey extension would not be visible from the street, with the conservatory located to the rear of the property. The extension would have a dwarf brick wall to a height of 0.85m from ground level on the north west and north east elevations, and a brick wall to the east elevation. The proposed conservatory would have white PVC-U clad aluminium roof, door and windows, with clear glass infill panels. The walls would be brick to match the existing property.

Code No. DER/506/868 – Formation of a vehicular access at 9 The Hollow, Mickleover

The Hollow is a narrow lane which runs from the old village centre southwards. It has steeply rising land on the western side which is well wooded and gives the lane, a confined and semi rural aspect. The erection in recent years of a school and formation of vehicular accesses on the eastern side and to the south of the application site have reduced the intimate rural atmosphere that the Hollow once had.

Planning permission is sought for the formation of a vehicular access onto the Hollow. As an unclassified road it is not normally necessary to obtain planning permission for the formation of a new vehicular access to an existing premises, however the works in this case would involve cutting into the steeply rising bank side of the Hollow and the erection of retaining walls. It is considered that the extent of the works amounts to an engineering operation which takes it outside of the permitted development allowance for the formation of vehicular accesses.

The access would follow the line of an existing access that used to exit onto the Hollow but which appears to have fallen out of use in recent years. The vehicular access would be widened to a minimum of 2.5 metres along its length of terminate in a turning head at the rear of the existing cottage at 9 The Hollow. Three plum trees would have to be removed to accommodate the new access and turning head. The retaining walls would be built from stone and brickwork to match existing walls.

The cottage currently gains vehicular access from an estate road off Ingham Drive. The proposal is intended to allow access for the cottage directly onto The Hollow to free up part of the garden land at 9 the Hollow for development with a new dwelling.

7. Railway Conservation Area

Code No. DER/606/1030 – Extension to Restaurant (enlargement of Kitchen) and erection of two flats, 145-147 London Road

This application seeks permission to extend the ground floor restaurant kitchen and create two studio flats above the business at 145-147 London Road, Derby. The extension would be located to the rear north east elevation of the existing property, and would also be visible on the north west elevation facing Wellington Street. The extension reflects the existing building with quoins at first floor level, and similar style four by four paned windows at first floor level. There is also an entrance door on the north west elevation with access to the proposed kitchen extension.

8. Spondon Conservation Area

Code No. DER/606/1071 - Linden, Potter Street, Spondon

Extensions to dwelling house (family room, kitchen, utility room, WC, two dressing rooms with en-suites, porch, access ramp and alterations to lounge roof and garage roof) and including demolition of single storey utility/kitchen dining area.

The Linden is a modern building set in extensive grounds to the west of the Homestead and enclosed by high brick walls on both Potter Street and Sitwell Street.

The sections to be removed are on the north side of the building and are to be replaced by a two-storey extension in matching facing brick with a plain tile roof to match the existing. A brick wall enclosed yard is created at this point. On the south side, the conservatory is to be extended and redesigned. A sloping roof is added to the projecting bay of the lounge and a hip roof porch added to the front door. The existing garage is to have a pitch roof added in plain tiles with the gables tile hung.

Code No. DER/606/967 - 15 Sitwell Street Spondon, extension to dwelling house (lounge and two bedrooms)

This application seeks planning permission for extensions to a non-listed terrace property within the conservation area. The property is at the eastern end of the terrace and is located on the corner of Sitwell Street with Ayr Close. To its side and rear are the newer properties in Ayr Close.

The extensions comprise a two-storey extension to the rear of the property for lounge with two bedrooms above. The extension is a smaller version of the existing cottage with smaller scale gable facing the side road and with roof sloping from the rear of the existing roof up to a new ridge and down to the rear. The new rear elevation has new windows with middle horizontal bars and canopy over the new rear doorway.

Four windows are introduced to the side elevation gable and the door and windows are altered on the side of the single storey projection facing the side street and on the front elevation. A roof light is added to the single storey roof facing Sitwell Street and the old kitchen window is blocked up and replaced further to the east. The proposed windows are in a similar style but materials and opening methods are not indicated.

9. Strutts Park Conservation Area

Code No. DER/606/1066 - Darley Grove, North Parade, erection of boathouse for temporary period

Planning permission is sought for the erection of a boathouse for Derby Rowing Club.

The building is located north of the existing club/boathouse and is 13.55 metres long by 3.1m wide with a height 2.4m to 3.2m; It has a monopitch roof sloping towards the river and is constructed in vertical timber boarding with a roof of

translucent sheeting. An existing hedge is to be replaced with denser planting to the west elevation.

It has an entrance either end and is required because the increased membership is predominantly at the junior end and more boat storage is required.

10. Others

Code No. DER/606/969 – Alterations to heritage centre including installation of new entrance, access for disabled people, alterations to staircase and WCs and installation of new staircase and WC – The Heritage Centre, St Peter's Churchyard

Listed building consent is sought for alterations to the Grade II* Heritage Centre. The proposed works involve the installation of new double doors on the front elevation of the entrance room. Alterations to the opening between the entrance room and the ground floor of the hall are also proposed and would involve taking the opening back to the line of the original doorway opening. The works would include the insertion of 4 concrete lintels with a plaster finish. The steps through this opening are also to be adjusted to improve mobility.

An existing WC and the internal blockwork walls which enclose it are proposed to be removed from the ground floor. Alterations to the other toilet facilities on the ground floor would include blocking up existing openings and new studwork to block up an existing doorway. An existing internal staircase is to be removed and replaced with a new staircase of lightweight construction with glass balustrades. Works proposed in this application also include covering the full extent of the internal floor of the main hall with 18mm tongue and groove flooring that does not penetrate the existing timber floor below.

Code No. DER/606/983 & – Erection of toilet block, Church of Apostles of St Peter and St Paul (Serbian Orthodox Church), Normanton Road
DER/606/984

Planning permission and listed building consent is sought for the erection of a new toilet block within the grounds of this grade II listed church. The toilet block is proposed to be located to the rear of the church building, alongside the south-western boundaries. Measuring approximately 4.7m in width and 6m in depth, the toilet block would incorporate a gable roof with stone copings. Buff facing brickwork is proposed to be used for the walls and brown, granular Marley tiles on the roof. Four windows are proposed to be located in the buildings elevations and they would incorporate stone heads and cills.

Code No. DER/506/906 – Extension to stable block (two fire escape staircases), Stores Road Depot, Stores Road

This application seeks consent to erect two fire escape staircases to the exterior of the building at Stores Road Depot, 15 Stores Road, Derby. The building is locally listed, and currently used by Derby City Council as a depot. The staircases are composed of galvanised steel with non-slip chequer plate treads and landings, and powder coated in a water blue colour (Derby City Council standard colour). The staircases would be located to the east and west elevations of the building, and the width of the flight and landings would measure 1070mm.

Code No. DER/606/1010 – Conversion of WCs to single disabled toilet facility,
Bridge Chapel House, Sowter Road

This application for Listed Building Consent, relates to the Grade I listed St Mary's Bridge Chapel, and ancient monument, adjacent to St Mary's Bridge.

Internal alterations are proposed to convert two toilet cubicles into one disabled toilet facility. This would involve removal of a partition wall, blocking up a door opening, insertion of new door to cubicle and provide window cills to existing windows.