

ITEM 6

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 15 MARCH 2007

1. City Centre Conservation Area

Code No DER/01/07/00138 - Advertisement Hoardings, 1 to 4 and 7 Bold Lane, Derby

The principle behind this application has been considered informally by Members on 7 December last year. At that time Members resolved that no objection would be raised to this proposal provided that a condition to time limit the display of the hoardings is applied.

It is now reported as a formal application. The intention is to erect the hoardings along two lengths of frontage, one of 45m in front of the former “Princes” building (nos. 1 to 4) and one of 8.5m on the open frontage of No 7 Bold Lane. The building would remain and any demolition of it would have to be authorised by a conservation area consent which would normally be applied for in conjunction with an application for planning permission for redevelopment. All panels would be 2.4m high with two areas, each of five panels, that is 6m x 2.4m, carrying advertisements relating to regeneration projects in the City Centre. Certain other panels would have faint monochrome line drawings of figures.

In view of Members’ previous comments, I would advise that I do not consider a time limit, apart from the standard advertisement five years, would serve any real purpose. The hoarding will go on redevelopment but, should redevelopment be delayed, there is little point in requiring its removal.

2. Friar Gate Conservation Area

Code No. DER/107/112 - Alterations to listed building to retain and reposition air conditioning units at 73 Friar Gate, (102 Social Club)

The application is for listed building consent only. The application premises was originally built as the Diocesan School, constructed around 1840. That use has long since ceased and it has been used as a social club for many years. The building stands at the corner of Friar Gate and Vernon Street, in the Friar Gate Conservation Area and is statutorily listed Grade II.

A flat roofed, single storey extension is attached to the rear of the original buildings, possibly built in the 1960s, and a freestanding extension lies in the rear courtyard area.

Without the benefit of listed building consent or planning permission, air conditioning units have been attached at first floor level, to the rear, outside wall of the original building facing the car park, above the flat roof or the rear extension. There are 6 air conditioning units at this level but the application only relates to 5 of these. The air conditioning units are for the main part concealed from view from public areas with the exception of one which is just visible from one position on Friar Gate.

It is proposed to retain all of these units but to reposition one of these and to screen all five by the erection of 2.1 metre high timber hit and miss fencing to act as a visual screen. The fencing would be seated on the flat roof of the 1960s extension, and itself be concealed to a great extent from public view by the bulk of the listed building and the parapet wall built around the flat roofed extension.

3. Leylands Estate

Code No. DER/02/07/00275 - Demolition of store, Leylands Estate, Broadway

Conservation Area Consent is sought for demolition of a vacant storage building on the Leylands Estate.

The building is a non-listed single storey structure, with a pitched roofline. It is located adjacent to the northern boundary of the estate.

4. Little Chester Conservation Area

Code No. DER/01/07/00130 - Installation of windows to front elevation at 175 Mansfield Road, Derby

The dwelling house is a 2 Storey late Victorian terrace in the Little Chester Conservation Area. The original windows have previously been replaced and the planning application relates to the replacement of the existing windows to the front elevation, to twin sashed style windows, similar to what would have been there prior to the existing windows.

5. Spondon Conservation Area

Code No. DER/01/07/00178 - Extension to dwelling house (two kitchens and two bathrooms), 53 Arthur Street

This is a revised application for a two storey extension to a Victorian terraced dwelling on Arthur Street. It is covered by an Article 4 Direction.

Full permission is sought for a two storey extension on the rear of the dwelling, to form a bathroom at ground floor and kitchen above. The extension would be 2.8 metres x 3 metres in area at ground floor, and 1.2 metres x 3 metres at first floor, with a lean to roofline.

6. Strutts Park Conservation Area

Code No. DER/02/07/00344 - Alterations to dwelling house to replace and reinstate bay window, 67 Otter Street

This proposal seeks to remove the later addition canopy and Georgian style bow window and replace it by a Victorian style square bay window more in keeping with nearby properties.

The bay would contain 2 sliding sash windows made of hardwood and the surround would be natural stone carved to the original designs.

The Applicant indicates that the removal of the canopy will return the front door to its original appearance.

Code No. DER/02/07/00224 - Formation of 19 self-contained bedsits, recovering of roof, installation of rooflights and restoration / installation of doors, Park Bank, Belper Road

These premises comprise a pair of large dwelling houses converted to 21 bedsits many years ago with minor alterations. The premises have been vacant for some time, the units are substandard and are to be comprehensively upgraded. The application seeks planning permission for an element of re-division to reduce the number of units to 19.

It is proposed to recover the roof, insert additional rooflights in several slopes, re-open the front doorway to the northernmost one of the pair and install a new front door, re-open two currently bricked-up rear doors, and fit a new rear window frame into an existing opening.