

ITEM 8

REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 2 DECEMBER 2004

1. City Centre Conservation Area

Code No. DER/1004/1985 – Change of use from retail (Class A1) to financial and professional services (Class A2) at 6 St James Street

Planning permission is sought to change the use of an A1 retail unit, currently used as an optician, to an A2 office. The application does not include any changes to the exterior of the building. The site is within the city centre shopping area and the City Centre Conservation Area.

Code No. DER/1104/2120 – Change of use from office to dentist surgery (Use class D1) at 8-9 St Mary's Gate

This application seeks planning permission to change the use of this vacant office to dentist surgery. The premises are not listed but situated within the City Centre Conservation Area.

Code No. DER/1004/1913 & – Display of externally illuminated fascia signs
DER/1004/1919 and one projecting sign at 19 Corn Market

Advertisement consent and listed building consent are sought for signage at this Grade II listed building, situated within the City Centre Conservation Area.

The signage comprises colouring the existing fascia blue with a lower black band and applying black vinyl letters "Caffe Nero" and two "N" symbols with white vinyl letters "The Italian Coffee Company" on the black band. Illumination is from a trough light located above the sign.

The projecting sign is a 600mm wide, 500mm high aluminium flat panel finished in light blue with a black strap line and with aluminium letters with applied vinyl in brown, white, ivory and black colour. Illumination is by two down lighting trough lights above the sign.

Code No. DER/1104/2104 – Installation of shop front at 25 Corn Market

Code No. 1104/2105 – Display of internally illuminated fascia sign and internally illuminated projecting sign at 25 Corn Market

Planning permission is sought for a new shop front and advertisement consent is sought for the display of signage at 25 Corn Market, a non listed building

situated within the City Centre Conservation Area. A further application, reported after this item, relates to changes on the upper floors.

The shop front is altered with the door brought slightly closer to the street but still leaving a small set back. The shop front has a black polyester powder coated single glazed frame. The pilasters and stallrisers are in black granite cladding.

The fascia is an internally illuminated aluminium faced curve sign, 5890mm x 850mm with the lettering, "northern rock mortgage branch". The timber panelling which forms part of the existing fascia and above would be replaced by cement render in a black finish.

The projecting sign would be 900mm wide by 670mm deep and internally illuminated and have the same lettering as the fascia sign.

The use of the premises as a Use Class A2 (Financial and professional services) was granted in August this year.

Code No. DER/1104/2213 – Alterations to first and second floor and providing link at second floor between 24 and 25 Corn Market

Listed building consent is sought for alterations at upper levels to No. 24 Corn Market, a Grade II listed building within the City Centre Conservation Area. The ground floor of 24 remains unaffected and in use by the existing jewellers.

The main changes are the insertion of partition walls at first floor level and the creation of a link at second floor level connecting No. 24 with No. 25.

Code No DER/1104/1755 - Display of various signage, 3 Albert Street.

These public house premises comprise a combination of two quite dissimilar three-storey buildings on the northern side of Albert Street. The western part has some similarities with the listed Nos. 1 and 2 Albert Street, the eastern part less so, but no part is listed.

The application seeks advertisement consent for the following signs:

- two 2000mm x 562mm projecting signs, fixed vertically at each end of the façade at first floor level to read "Metrobar" in light blue internally illuminated letters on dark blue ground
- a 2400mm x 675mm fascia sign over the eastern part of the frontage, specification as above but on a stone-coloured ground
- individual non-illuminated 200mm high letters to stretching some 750mm along the western fascia to read as above.

The drawing also shows floodlights to face both upwards and downwards but, as they are for general illumination only and not to create an externally-illuminated sign, these do not require consent.

2. Darley Abbey Conservation Area

Code Nos. 1004/1971 and DER/1004/1974 – Change of use and alterations to listed building to form café at Unit 5, Darley Abbey Mills

Planning permission and listed building consent are sought to change the use of Unit 5 from industrial to a café. The premises are Grade II listed located within the Darley Abbey Mills complex, the Conservation area and the World Heritage Site.

The premises were last use for the manufacture of trailers and other steel fabrication, and are located in a row of other such units. The applicant wishes to locate their Riverside Café from another unit within the Mills.

The alterations comprise dividing the space into three areas, for kitchen, store and seating area, by means of internal building blocks, stud walling and plasterboard; the floor surfaces are to be tiled.

3. Friar Gate Conservation Area

Code No. 1004/2034 – Extension and change of use from office to bar/restaurant/café (Use Class A3) at 3 Friar Gate

This full application relates to the existing two storey office building at No. 3 Friar Gate. It is proposed to change the use from offices, to bar/restaurant/café. In addition, it is proposed to erect a two storey front extension in a contemporary design to be faced predominantly in glass and facing bricks, separated from the highway footway by 1.5m iron railings.

The proposal is very similar in character to that for which planning permission (ref. DER/503/881) was granted in February 2004, and is of a similar footprint. The proposal is submitted by the same agent and follows the design principles established by that proposal. The application site is bounded on both sides by important listed buildings in the Friar Gate Conservation Area. The proposed extension would however be set back from the highway. Quite extensive hard and soft landscaping is also proposed.

Code No DER/1104/2204 – Demolition of existing two storey building and adjoining links to Stafford House and 102 Friar Gate (Conservation Area Consent), 4-6 Stafford Street

Code No DER/1104/2203 – Erection of four storey apartment block comprising 16 units (planning permission) site of 4-6 and car park to rear of 4-10 Stafford Street

As part of the proposed comprehensive development of the site on the corner of Friar Gate/Stafford Street, Conservation Area Consent is sought for the demolition of 4-6 Stafford Street. It is a two-storey non-listed property, which is now vacant formerly used as offices. A small two-storey flat roof section of the building links to 102 Friar Gate and a first floor section links directly to Stafford House. Both of these links are proposed to be removed as part of the demolition.

Following the demolition of the office building, planning permission is sought for the erection of a four-storey apartment block on the site. The building would accommodate 16, one and two bedroomed apartments. The building would sit in line with the adjacent properties and extend to a height similar to Stafford House. The façade of the ground floor fronting Stafford Street would have stone detailing and railings to match Stafford House. Lobby areas at ground floor level would provide physical links between the new building and 102 Friar Gate and Stafford House although these links will not provide access between the buildings. Vehicle access would be gained through an archway in the building to a car park at the rear, which would accommodate the parking requirements for the development of the whole site.

Code No DER/1104/2205 – Change of use of second floor to one apartment, planning permission, 100-102 Friar Gate and a car park to rear of 4-10 Stafford Street

Planning permission is sought for the use of the second floor of the group of buildings comprising 100-102 Friar Gate into one apartment. The only external works proposed are the formation of a new doorway at second floor level, the erection of railings and re-roofing of a second storey section of the building fronting Stafford Street, in order to accommodate a high level balcony.

Car parking for the two apartments would be located in a parking area to the rear of 4-10 Stafford Street and accessed off Stafford Street. The parking area would accommodate the parking requirements for the development of this group of buildings for which this change of use application is a part.

Code No. DER/1104/2121 – Change of use of ground floor and basement to licenced restaurant, including disabled access and new railings and gate (Planning Permission) 100-102 Friar Gate and car park to rear of 4-10 Stafford Street

Code No. DER/1104/2223 – Change of use of ground floor and basement to licenced restaurant and change of use of second floor to create one apartment – 99-100 Friar Gate

Code No. DER/1104/2130 – Construction of fire resistant partition to rear of two ground floor doors, in connection with change of use of ground floor to licensed restaurant (Listed Building Consent) – part of 100 Friar Gate

Planning permission and Listed Building consent are sought for comprehensive development of the group of buildings on the corner of Friar Gate and Stafford Street. Planning permission is sought for the change of use of the ground floor and basement of 100-102 Friar Gate to a licenced restaurant. The listed building application seeks consent for the element of the proposals, which would affect 100 Friar Gate as this property is Grade II* listed including the change of use of the second floor into one apartment. The former use of the buildings is offices and the first floor would remain in this use although they remain vacant at present.

A small section to new railings are also proposed at second floor level fronting Stafford Street. Parking facilities for the proposed bar/restaurant use would be accommodated to the rear of 4-10 Stafford Street.

Internally a new doorway is proposed between 102 and 100 to allow access to a kitchen store and WC. New partitions are proposed to sub-divide an existing room.

Listed building consent is also sought for the construction of fire resistant protection to the rear of two doors on the ground floor of 100 Friar Gate. The internal doors and frames are to be retained but covered over with fire resistant protection to provide a secure means of escape for the first floor offices.

Code Nos. DER/1004/2080 and DER/1004/2081 - Demolition of offices and erection of 24 apartments at the site of 55 Ashbourne Road

Conservation Area Consent is sought to demolish the existing offices at 55 Ashbourne Road within the Friar Gate Conservation Area, and planning permission is sought to build 24 apartments on the site.

The application site is around 0.2 hectares in area and comprises the whole curtilage of 55 Ashbourne Road. 55 Ashbourne Road was originally built in the mid 19th century as a two storey double fronted house built of brickwork under a hipped slate roof. Most recently it was used as offices by Derbyshire County Council's Social Services Department. It is set back 40 metres from the highway frontage behind a narrow frontage belt of mature trees and a deep forecourt which now acts as a car park to the building. In past years It has been extended on both flanks by two storey extensions. The extension on the left hand side, to the east attempts to replicate the details of the original building. That on the right is not at all sympathetic to the design of the original dwelling and has a flat roof. Either side of the site are former two storey dwellings now used as offices. To the rear are student halls of residence and an associated car park.

It is proposed to completely demolish the existing buildings on the site, and Conservation Area Consent would be required for this. It is then proposed to redevelop the land by the erection of 24 x 2 bedroomed apartments of three and four stories. These are comprised of three linked blocks with a passageway under to a car parking area to the rear. The frontage block would be of three stories in height and be set about 12 metres back from the highway frontage. Behind this would be two linked four-story blocks with two stories over a central passageway. The small scale plans lack detail but the architecture seems to reproduce Georgian features with low-pitched hipped roofs, windows with a vertical emphasis, prominent window head and cills, and eaves details. The external materials have been specified in a general manner and include natural or high quality simulated slate for the roofs, walls in facing brickwork to harmonise with the local vernacular, stone or high quality reconstructed stone for the plinth, string course, frieze, window heads and cills, painted soft wood window frames and cast aluminium rainwater goods.

The existing 1.8 metre high wall along the highway frontage is to be retained as are the majority of the trees on the frontage and along either side boundary. It is however proposed to fell and replace two lime trees and a horse chestnut tree due to poor tree condition or health. Vehicular access is to be retained unchanged. Car parking for nine cars is to be provided on one side of the site frontage close to the boundary with 57 Ashbourne Road. Parking for a further 15 cars including 2 disable spaces will be accessed under the passageway and should not be visible from the highway.

4. Leylands Conservation Area

Code No. 1104/2142 – Erection of security fencing and gates at the Leylands, Broadway

This application relates to the Leylands Estate on Broadway which is a Conservation Area.

Security fencing and gates are proposed for the boundaries of the estate, facing onto Broadway and Penny Long Lane. The fencing and gates would be 1.8 metre high black painted railings. The existing hedge along the boundary would be removed. At the main entrance on Broadway and entrance on Penny Long Lane, security gates would be installed. At the main entrance to the site, the dwarf wall would be removed, and fencing sited around the entrance area.

5. Little Chester Conservation Area

Code No. DER/1004/1615 – Installation of windows and door to front elevation of 14 Camp Street

Two timber sliding sash windows and a reclaimed wood panel door are proposed on this mid-terraced property within Little Chester Conservation Area.

Code No. DER/1104/2103 – Installation of replacement windows and door in front elevation of 89 Old Chester Road

Planning permission is sought to replace the existing mahogany hardwood windows and door in the front elevation of this mid-terraced property with external faced mahogany laminate upvc.

6. Railway Conservation Area

Code No. 1104/2164 – Change of use from offices to maisonette at 10 Midland Road

This application seeks planning permission to convert the upper two floors from office with stores to a two bedroom maisonette. The premises are not listed but are situated within the Railway Conservation Area.

7. Others

Code Nos. 1004/1920 and DER/1004/1921 – Display of various signage at former Wesley Chapel, Brook Street (Masa Restaurant)

Listed Building consent and advertisement consent are sought for the display of signage on this Grade II listed building. The proposed illuminated signage is located on the front elevation above the front door, on the south east side elevation at first floor level close to the front elevation and on the north east rear elevation of the lower School House. Also proposed are menu boards at the entrance to the School House at the south east rear elevation and at the south west front elevation.

The front sign is 1600mm wide by 800mm high, the side elevation sign is 2800mm long by 1000mm high and the rear elevation sign is 1600mm long by 1000mm high. They are all 100mm deep in a flat aluminium tray with front panel decorated with flat cut polished stainless steel letters “MASA”. A diffused trough light runs along the bottom of the box to up light the face of the sign.

The menu boards, of which there is one at the rear and two on the front pillars, are A4 format milled aluminium security notice board/menu boxes, internally lit with a hinged acrylic window.

Code Nos. DER/1004/1829 & - Erection of detached garage, kennel and DER/1004/1831 perimeter fence, at Toll Bar Cottage, Kedleston Road

Planning permission and Listed Building Consent are sought for extension to a modest mid 19th century dwelling, which is Grade II Listed. It lies on Kedleston Road to the front of the University. It is an isolated dwelling with a side garden, with a vehicle access to the north west boundary.

It is proposed to erect a small detached garage adjacent to the existing access close to the northern boundary. It would be 3 metres x 5 metres with a pitched roof 3.3 metres high. The garage would be of timber construction and of simple design. A modest timber Kennel would be erected to the side of the dwelling. It would be 2.3 metres square and 2 metres in height.

It is also proposed to erect a 1.8 metre high close boarded timber fence around the perimeter of the property inside the existing boundary hedge.

Code No. 1004/1930 – Creation of internal doorway, alterations to store and garden wall at 8 Foxes Walk, Allestree

Listed Building Consent is sought for alterations to a single storey dwelling at Foxes Walk which is part of a Grade II Listed converted farm building, at the former Hollies Farm.

The proposals would involve insertion of an internal doorway to link two adjoining dwellings. It would have a four panel door, with glazing in the upper panels. An original outbuilding adjacent to the dwelling would be reduced in size by part demolition of the front of the building. It would be of similar form and appearance to the existing. Part of an existing garden wall would also be repositioned and set back 1 metre from its current alignment. The wall would be 700mm high in red brick.

Code Nos DER/1104/2125 and DER/1104/2128 – Erection of a sports hall at Derby Independent Grammar School for Boys, Rykneld Road, Littleover

Planning permission and listed building consent are sought for the erection of a sports hall in the grounds of The boys Grammar School. The school occupies the Grade II Listed Building, which was originally built, as a small country house in 1780. More recently it was used as a special hospital and it is currently being used as a boys Grammar School. It was granted planning permission for this use in July 1994 along with alterations and extensions including the provision of a sports hall, under planning reference DER/594/663. The sports hall approved at that time has not been implemented but classroom extensions and an assembly hall have been built.

The site of the proposed sports hall has been hard surfaced for use as an outdoor sports area and temporary changing rooms erected.

This current proposal is for a different design of sports hall in a slightly different position than that previously approved. It would have a floor area of about 1050 sq metres, and house a 32 metre x 18 metre multipurpose sports hall, a 6.9m x 6.3 m class room, a 7.1m x 6.3 metre fitness room, a small office and staff room, male and female changing rooms, plant room, and equipment room, toilets a small kitchen and reception area and foyer. It would be a single storey structure rising to an overall height over the sports hall itself of 9.3 metres, with a shallow curved roof. The classroom and other ancillary rooms would be single storey

with a similar curved roof at 5.4 metre overall height. It would be constructed with Forticrete facing blockwork for the main walls with vertical cedar boarding above. The roof would be of aluminium sheeting. Windows would be in grey tinted glass with aluminium frames. The ancillary rooms would wrap around the northwest front elevation and northeast side elevation of the essentially rectangular plan of the sports hall. The building would have a very modern appearance. It would be 48 metres from the main listed buildings and visually separated from it by a large group of trees

The building would be sited towards the south of the site and occupy a site which currently forms part of the car park for staff and visitors. It would be the first building visible as approaching from the highway frontage, close to the bus turning circle about halfway down the main entrance drive.

It is proposed to demolish the temporary changing rooms and use the area currently used as outdoor play area as a 28-space staff car park. Other existing parking spaces would be relocated and a new gravel surface access road be formed to access the new car park. From the drawing it would appear that at least 10 trees of different sizes and species would have to be removed to accommodate the sports hall.