

# ITEM 6

## REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 10 MARCH 2005

### 1. City Centre Conservation Area

#### Code No. DER/105/64 – Display of non illuminated fascia sign at Church House, Full Street

This is a grade II listed building situated in the City Centre conservation area. This application seeks listed building consent for a non illuminated fascia sign between the ground and first floor windows facing Full Street. It would be of descaled stainless steel built-up letters, black stove enamelled with hidden brass locator fixings. The black lettering would say 'Derby Church House' and would measure approximately 4.7 m in length and 0.5 m in overall height.

#### Code Nos. DER/105/ 71 and DER/105/ 104 – Display of signs At 10 Wardwick

These two applications seek advertisement consent and listed building consent for the display of advertisements at 10 Wardwick which links through to 7 Strand.

Number 10 Wardwick is a grade 11 listed building within the City Centre Conservation Area; Number 7 Strand is not listed in its own right but is linked with 10 Wardwick.

Listed building consent has recently been granted after consideration by this Committee in November when no objections were raised in principle. That application included changes to the interior and exterior to convert the premises into a public bar. That consent indicated the proposed signage but this was excluded by condition to be considered separately.

The applications relating to signage include an illuminated fascia on the Wardwick frontage and on the Strand elevation together with an illuminated projecting sign on the latter elevation.

The sign on the Wardwick frontage comprises steel text on the 2.7m long 0.9m high fascia leaving gaps for the white halo illuminated letters which read "NATIVE STATE". The details also include three downlighters .

The fascia sign on the Strand elevation contains similar white halo lettering . The fascia is 9m by 1.4m and stone rendered to match the existing stonework of the main building.

The projecting sign is located on the fascia and projects 1200 mm with a height of 550mm and depth of 60mm. It uses steel letters with white halo effect on a hardwood frame.

DER/105/72 and DER/105/101 – Alterations to Strand elevation to incorporate ramp and wider doors for disabled access at 10 Wardwick

These two applications seek planning permission and listed building consent to provide an access ramp and a widened doorway from the Strand entrance to the premises.

The ramp extends into the building by 2.2 metres and has a width of some 1.8 metres. The doorway comprises a double door in hardwood frame with glazed area adjacent, also in a hardwood frame. It replaces the single door and associated shop front. These relate to 7 Strand which was last used as a shop.

Listed building consent has been granted for a similar scheme but planning permission had not been sought.

Code Nos. DER/1104/2104 & DER/1104/2105 - Installation of shop front and advertisements at 25 Corn Market

These applications for planning permission and advertisement consent were reported to this Committee and subsequently refused. Objection was raised on the grounds that the proposal failed to match the quality of the upper part of the building within this part of the Conservation Area and adjacent to a grade 11 listed building. It was considered that greater effort should be made to reinstate the original form of shop front or to achieve a higher standard of contemporary design with better integration of the signage.

Further discussions have taken place and a revised submission will be reported to the meeting.

Code No. DER/205/270 – Internal alterations to listed building at 1a College Place and 1 Queen Street

This application for Listed Building Consent relates to a Grade II listed retail unit on the corner of Queen Street at College Place. It is a three storey building, dating from the early 19<sup>th</sup> Century, which is adjacent to the Cathedral. The building has been subject to previous consents for external alterations and restoration of the shop front.

The current proposals would involve internal alterations to the ground and first floors of the proposed hairdressing salon. The alterations would include insertion of stud walling to ground floor, insertion of canopies to be suspended from ceilings and addition of raised floor to rear ground floor room. Two internal doorways to ground floor would be reinstated.

## **2. Darley Abbey Conservation Area**

Code No. DER/205/208&205/238 – Extension to dwelling (dining room, sitting room, wc, bathroom, enlargement of kitchen and bedroom) and formation of vehicular access, 51 Church Lane, Darley Abbey

Full permission and Conservation Area Consent are sought for extensions and formation of vehicle access at a modest semi-detached dwelling on Church Lane, Darley Abbey. The front boundary wall, which is stone construction is within the Darley Abbey Conservation Area. Consent is sought to remove part of the stone wall, to form a driveway off Church Lane. There is a pedestrian access through the wall and about 1.5 metres of wall would be demolished to create a 2.5 metre wide access and hardstanding to the front of the dwelling.

The proposed extensions to the dwelling would not be within the Conservation Area. They would involve a single storey rear extension with lean to roofline. This would form a dining room and sitting room. It would extend the full width of the dwelling and be 6 metres in depth at its furthest point. Four rooflights would be inserted in the roof slope. A two storey extension would be erected to the side of the dwelling, upto the side boundary. It would form extended kitchen, wc, extended bedroom and bathroom. The first floor element would be set back 2.5 metres from the front elevation with a pitched roof, which would tie in with the main roofline.

## **3. Friar Gate Conservation Area**

Code No. DER/205/181 – Lowering to 2 metres and repair of boundary wall at Melton House, 38 Ashbourne Road

The application seeks Listed Building Consent for the lowering of a boundary wall on the eastern boundary of the site to 2.0 m, together with repairs to the wall. At the present time the wall is some 3.0 m in height, and it dates from the late 1940's.

Code No. DER/104/66 – Demolition of existing industrial building with re-instatement of boundary walls (where applicable). Erection of 27 x 2 bedroom apartments in three storeys with accommodation in roof space. Conversion of 38 Ashbourne Road to form 4 apartments and erection of 2 dwelling houses with associated hard and soft landscaping, 38 Ashbourne Road and land adjacent to 85 Markeaton Street

This application was submitted in January 2004 but has not been before this Committee before because acceptable details had not been submitted. This proposal accompanied a full application DER/904/1802 for the change of use of

this building to five apartments which came before this Committee on 11 November 2004.

The demolition works and proposals for development of the site were resolved in DER/104/65 for which permission was granted in September for the erection of an extensive apartment scheme on the site. Acceptable details have now been submitted for the alterations to this grade II listed building. The works proposed involve some minor internal alterations and some alterations to the eastern elevation, following guidance from officers.

#### **4. Mickleover Conservation Area**

Code No. DER/205/216 – Land corner of Uttoxeter Road and Limes Avenue, Mickleover (site of former Petrol Filling Station)

The full application on the site of the former Petrol Filling Station, is for the erection of four retail units, twenty apartments and an extension to the existing travel agents.

The proposed building would present a three storey elevation to Uttoxeter Road and Limes Avenue, with the retail units on the ground floor and the flats above. A quite dominant corner feature is proposed somewhat higher than the remainder of the development. Seven car parking spaces are proposed within an enclosed courtyard, with access through an arch from Limes Avenue. The extreme southern end of the Uttoxeter Road elevation, would be a two storey extension of the existing Travel Agents adjacent to the site.

The proposed building would be a major physical feature in the streetscene in this part of Mickleover and would be faced in red brick and render, with charcoal grey roof tiles.

#### **5. Spondon Conservation Area**

Code No. DER/1104/2187 – Installation of replacement windows at 32 Church Street, Spondon

Listed building consent is sought for the installation of replacement windows on this Grade II Listed mid terraced cottage, built in the late 18<sup>th</sup> Century and named 'London Row'. Double glazed timber hardwood windows are proposed on the front and rear elevations.

#### **6. Strutts Park Conservation Area**

Code No. DER/205/241 – Installation of 2 windows in side elevation, Strutts Park House, Chevin Road

Full permission is sought for replacement of two timber windows in the first and second floors of the apartment block, at Strutts Park House, Chevin Road. The openings are to the stairwell on the south elevation of the three storey building.

They would be replaced with white upvc openings of a similar appearance to the existing.

The building dates from 1970's and has limited historical merit. It lies within the Strutts Park Conservation Area.

Code No. DER/205/209 - Demolition of part of boundary wall to incorporate 2 car spaces at 20 North Parade

This application seeks Conservation Area Consent for the removal of part of a front boundary and retaining wall, and a side retaining wall, to permit the creation of a wider hardstanding. The walls are of modern construction but the front one has an older stone coping. The extent of control is very marginal and is limited to the 2 m length of frontage wall which also contains a gateway with steps behind leading into the side garden. The existing ground surface would be replaced by appropriate materials.

In June last year this Committee raised no objections to an identical proposal. Consent was subsequently granted after a small modification which retained the frontage wall, bricked up the gateway and removed the steps and ground behind the frontage wall.

The Applicant does not consider that this arrangement will provide adequate space for two cars. A statement of justification has been submitted by the Applicant and is copied as an appendix for guidance.

## **7. Others**

Code No. DER/904/1261 – Change of use of west block first floor to allow public to paint pottery, Unit E to studio and gift shop and part of Unit H to the teaching of crafts and craft parties, Markeaton Park Craft Village, Markeaton Park

Permission is sought for the above changes of use of unit of this Grade II Listed Building. The building, named the Conservatory, is brick with ashlar dressings and has 9 bays with a central pavilion. No building work is proposed in conjunction with the proposed changes of use.