

ITEM 8

REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO CONSERVATION AREA ADVISORY COMMITTEE 14 APRIL 2005

1. City Centre Conservation Area

Code Nos. DER/205/308 & – Display of internally illuminated fascia sign and DER/205/309 non-illuminated hanging sign at 3 Market Place

Advertisement and Listed Building Consent is sought for signs on this Grade II Listed Building built in the early 18th Century. This red brick, four-storey building has sash windows with moulded stone dog-eared architraves. The fascia sign would be 0.7m in depth and 5.1 in length. The majority of the fascia would be black with the lettering and logo measuring 0.6m x 1.7m and white, green and orange in colour. The lettering only will be internally illuminated.

The projecting sign would measure 0.6m x 0.6m and would extend 0.7m from the building. The majority of the sign would black with white and green lettering.

Code No. DER/305/366 – Installation of ATM at 15-16 Market Place

Planning permission is sought for an ATM machine on the elevation of the building that faces Iron Gate. The ATM is to be relocated from another part of the building and would measure 0.7m x 1m. The associated signage strip would measure 0.4m x 2m.

Code No. DER/305/398 – Display of internally illuminated fascia and projecting sign, Unit 2, 15-16 Market Place

Advertisement consent is sought for signs on the curved frontage of 15-16 Market Place. The signs comprise the following:

1. Internally illuminated fascia sign with company name.
2. Internally illuminated circular projecting sign.
3. Non-illuminated round fanlight sign, situated above entrance doorway.

The signs will incorporate the company's corporate colours.

Planning permission has already been granted to change the use of the building to A3, food and drink.

Code No DER/205/253 - Display of non-illuminated fascia sign, 10 Strand

This property is a grade II listed building, part of a range dating from 1881, of three and four storeys with ashlar masonry in a neo-classical style. Like many of the ground floor shop units it has a modern shop front incorporating a fascia panel below and separated from the original fascia panel space, just below the dentilled cornice, by fixed lights.

Listed building consent is sought for a replacement fascia reading “Andersons”, in matt white vinyl lettering on a blue “foamex” ground in place of the current blue letters on a white-painted timber board. Also included is a smaller fascia sign, located in part of the fixed light area above, carrying a variety of logos, again in white on blue in the same materials.

2. Friar Gate Conservation Area

Code No. DER/205/326 – 2 Curzon Street

This full application seeks permission for the retention of seven floodlight projectors on the Friar Gate and Curzon Street street elevations. The equipment is black in colour, and the seven units have been in position on the building (unauthorised) FOR SOME TIME. The applicant has already been advised that the units are too large, and detract from the appearance of the building in this particularly prominent location.

Code No. DER/205/251 – Friar Gate Court

This full application seeks permission for replacement windows to rear of Nos. 1-3 and all windows to blocks 11-14. The applicant wishes to use UPVC units, and has already been advised by the Case Officer that this would not be acceptable within the Conservation Area. Alternative materials have been requested.

Code No. DER/305/400 – 35 and 36 Friar Gate

Listed Building Consent is sought for the formation of a lobby at the foot of the staircase, leading to an upstairs office suite at No. 36 Friar Gate. The work is needed because of an existing dangerous relationship of a door and the staircase. The proposal would require the construction of partition walls, and the creation of one new opening in an existing wall.

Code Nos. DER/205/276 and DER/205/277 – 38 Ashbourne Road

These applications seek Advertisement Consent and Listed Building Consent, for the display of a non-illuminated projecting sign. Consent is sought for a period of 18 months only, while redevelopment taken place on the site. The proposed display is 3164mm x 1363mm, and would be displayed at the Ashbourne Road frontage of the site, on the wall of the existing building. The display would be 6000mm above ground level.

Code No. DER/305/401 – 36 Friar Gate

This is a listed building consent application, to create staff toilets on the second floor, rear of property, to serve the existing office suite. The proposal involves the installation of two partition walls/doors, and mechanical ventilation on the rear elevation. No erection of new openings in the existing fabric of the building is required.

Code No. DER/305/361 – Demolition of former nursery, former Day Nursery, Cavendish Street

Conservation area consent is sought for the demolition of this nursery building located on the corner of Cavendish Street and Ford Street. It is a single storey unlisted building and is proposed to be removed in order to accommodate new development on the site.

Code No. DER/305/362 – Erection of commercial studios, offices and associated facilities including café/restaurant, reception area and meeting rooms, former day nursery, Cavendish Street

The application site is located on the corner of Cavendish Street and Ford Street, in the Friar Gate Conservation Area. Planning permission is sought for a mixed-use development, to be accommodated within a group of linked buildings of two and three storeys. The footprint of the buildings would occupy the majority of the site with the built form of the development extending into close proximity with the Cavendish Street and Ford Street frontages.

The Cavendish Street elevation is principally three storey. Different sections of this frontage are proposed to be distinguished by different external finishes including red facing brickwork and reconstituted stone. Window openings are modest and differ in size and style on different sections of the building.

The curved corner of the building which extends around the Cavendish Street/Ford Street corner is flat roofed and is proposed to accommodate a roof deck. This section of the building is fully glazed on all three floors and this glazing continues along 13m of the Friar Gate frontage. Beyond this, the external finish of the building changes to reconstituted stone and above the second floor a fully glazed open plan office is proposed to be accommodated with a aluminium, mono-pitch roof. A piece of artwork is proposed to be added to the blank wall of the staircase that extends up to the Friar Gate frontage.

The units towards the southern section of the site are principally two storey with red facing brickwork and slate/tiled roofs. To the north of these buildings, a courtyard area is proposed to be accommodated which would extend up to the sites eastern boundary.

Code Nos. DER/305/480 & - Installation of shop front, and alterations to front elevation of listed building, 19-20 Friar Gate
DER305/481

Planning permission and listed building consent are sought for alterations to the front elevation of this grade II listed property located in the Friar Gate Conservation Area.

The existing tiled stall riser is proposed to be re-tiled with a glazed brick bonded tile coloured “teapot brown”. The tiles on the pilasters are to be replaced with a sand render finished with a coating of paint. The proposed works also include the painting of the window sills and timberwork. No alterations to the position or sizes of windows are proposed although the addition of a new timber pelmet to the external face of the windows is proposed which would create rectangular panels above each window. These panels are to be painted to match the other timberwork. The applications also propose the siting of five circular metal lamps on the buildings frontage at first floor level.

As part of the listed building application all the brickwork on the building is proposed to be re-pointed and cleaned with proprietary solution and low pressure water. All existing timber mouldings are to be replaced and the cast iron metalwork currently located above the shop front, removed. The existing timber sash windows are also proposed to be replaced with new look-alike sash paint finish, soft-wood windows.

Code Nos. DER/305/479 & – Display of internally illuminated fascia and
DER/305/481 projecting signs, 19-20 Friar Gate

As part of the proposed works to install a new shop front on this grade II listed building, advertisement consent and listed building consent are sought for the siting of three new signs on the buildings frontage.

The timberwork on the fascia panel is to be repainted chocolate brown. Brushed stainless steel lettering is proposed to be added which is 300mm high and 100mm deep. The letters would stand off the fascia by 30mm to enable halo illumination, provided by blue 15mm diameter neon tube.

A projecting sign is proposed to be added to the central pilaster, alongside the fascia panel. It would be fixed to the building by two support brackets. The sign would consist of a stainless steel box with fret cut letters and internal static illumination. The sign, measuring 800mm in depth and 100mm in width, would project 810mm out from the buildings frontage.

A canopy sign made of 15mm toughened glass is also proposed which would be located on the bottom of the existing fascia panel. This sign would measure 700mm in width and 700mm in length. It would be fixed to the buildings frontage by satin stainless steel brackets.

3. Little Chester Conservation Area

Code No. DER/305/116 – Extensions to shop into residential accommodation, with extensions and erection of garage, 164 Mansfield Road, Little Chester

Planning permission is sought for a single storey extension to the rear of a shop/dwelling and for a detached garage to the rear of the end terrace property. The existing house is a typical terraced property with a two storey projecting gable at the rear. The proposed extensions would comprise a single storey extension, projecting some 5.3m from the rear of the projecting gable and a small single storey lean-to extension between the projecting gable and boundary with the adjoining property.

The proposed pitched roof garage would be situated to the rear of the dwelling, accessed from Drage Street.

4. Railway Conservation Area

Code No. DER/305/431 - Alterations to front elevation, 6-7 Midland Road, (Masala Art Restaurant)

These premises exemplify the contradictions that arise when a common architectural treatment has been applied at ground floor level to combine properties that were originally quite different in style and materials. No 6 is two-storey with a natural brick upper storey whereas No 7 is three-storey with painted upper storeys and different window details.

Members considered a previous application on 13 January 2005 and objected on the grounds that the alterations to the existing shop display windows were inappropriate, being poorly related in design terms to both the upper elevation of this property and also to the shop windows of adjacent properties. In addition, the lack of an appropriate fascia above the shop windows and the cladding of the ground floor elevation with a modern tile were felt to detract from the appearance of the premises to the detriment of the appearance and character of the Conservation Area. Subsequently I refused planning permission under delegated powers.

The current application proposes a ground floor treatment of a similar style for each part but the distinction between the original structures is better expressed. Traditional timber pilasters with applied relief frame timber windows. I am continuing to negotiate improvements to the pilaster capitals and the fascias.

5. Spondon Conservation Area

Code No. DER/305/468 – Erection of a dwelling house, land to rear of 6 West Road, Spondon

Permission is sought for the erection of one dwelling house within the Spondon Conservation Area. The rectangular site is situated to the rear of 6 West Road, a large detached property. It is currently part of the rear garden area of 6 West Road. Land immediately to the east of the site has recently been the subject of

a planning application for residential development. Permission was granted for four dwelling houses. The current proposal would link into this development.

The proposed dwelling would be an L-shaped bungalow with a pitched roof. It would be situated towards the south of the site, with front elevation facing towards the new residential development to the east.

6. Strutts Park Conservation Area

Code No. DER/205/290 – 91 Belper Road

This full application seeks permission for the retention of a double garage at the rear of 91 Belper Road. Permission was granted (ref. DER/201/206) for the erection of the garage in June 2001. The work has been commenced, but the roof is now 450mm higher than that approved. This alteration was not acceptable as a working amendment, and a new application has been made to regularise the unauthorised increase in the roof height.

Code No. DER/305/469 – Display of two freestanding signs and four flagpoles for a temporary period of nine months. Former St Mary's School, land on corner Darley Lane/Edward Street

Advertisement Consent is sought for erection of flagpoles and signboards on the development site at the former St Mary's RC School, on the corner of Darley Lane and Edward Street. Residential development is currently being undertaken on the site, which is within the Strutts Park Conservation Area.

Four flagpoles and two sign boards would be sited on the Edward Street frontage to the front of the new three storey town houses, which are under construction. The signs would be erected in the north west corner of the site in a v-shape. They would be 2.4 metres x 2.4 metres in area, with black lettering on a blue and white background. The flagpoles would be 5.2 metres high. The signs and flagpoles are sought for a temporary period of nine months.