

# ITEM 7

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

### 1. City Centre Conservation Area

#### Code No DER/10/06/01672 - Internally illuminated fascia sign and externally illuminated projecting sign, 32 Corn Market

32 Corn Market is an uncompromisingly modern building dating from the 1960s on the eastern side of the street. The application seeks advertisement consent for two signs. The fascia sign is at sub-fascia level, that is below the “Alliance House” sign built into the fabric of the building, 4345mm x 535mm, reading “Thorntons” in a handwritten italic script extending 1197mm along the centre of the sign with “the art of the Chocolatier” in small lettering beneath. The letters are to be illuminated from within to show cream on a dark red/brown mottle ground. The projecting sign would be at the slightly higher main fascia level, 650mm x 450mm in the same lettering and colours, and illuminated by the existing trough lighting.

#### Code No DER/12/06/02073 - Internally illuminated fascia and projecting signs at 25 Corn Market

25 Corn Market is an unlisted traditional shop building now used as a building society branch. The application seeks advertisement consent for two signs. The fascia sign is 5410mm x 800mm, reading “Northern Rock” in white lettering within a black-painted opaque aluminium ground, with a white-on-pink logo to the left side. The projecting sign is of the logo only, 850mm x 600mm, hanging from a steel bracket.

#### Code No DER/11/06/01779 & 01/07/00042 - Display of internally illuminated fascia sign and 2 projecting signs, 7 Iron Gate (Lloyds TSB)

Advertisement consent and listed building consent are sought for the display of advertisements on these bank premises on Iron Gate.

The signs are part of a national upgrade and involve the replacement of the existing 300mm high built up white painted aluminium halo illuminated letters and projecting sign.

The proposal asks for a replacement illuminated 530mm high fascia; the construction is an aluminium back box with a moulded opal acrylic face, fret cut with applied acrylic letters and logo. Illumination is via 2 banks of fluorescent tubes. The two internally illuminated projecting signs are located to either end of

the modern shop front and are made of aluminium and sprayed white with applied vinyl decals. Both sets of sign have blue text on a white background.

The Applicant in their supporting statement suggests that the signs are seen against the modern shop front and do not detract from the gothic style of the building on the 3 floors above the shop front.

No 7 Iron Gate is a grade 11 listed building.

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

### Code No DER/10/07/00114 - Extension to dwelling house to form additional dwelling, 2 Folly Road, Darley Abbey

This application seeks planning permission to add a 3 storey dwelling, attached to and within the current boundary of No 2 Folly Houses.

Folly Houses are on the local list, within the Darley Abbey Conservation Area and within the World Heritage Site.

According to the submitted Design Statement No 1 was demolished in the 1950's leaving a quarter of its outline attached to No 2. Restoring No 1 will remove various outbuildings and curtilage buildings and improve the appearance of the plot.

The new dwelling is 11.5m long, 5m wide and 9m high and mirrors No 2. entrances are to front and rear with windows also in the side elevation of the new dwelling. The plot is subdivided with hard standing for off road parking at the front and a side path to provide access to the lawn/garden areas to the rear. An overgrown elderberry bush is to be removed.

The building will be rendered and painted cream to match the existing properties. Doors and windows will be hard wood and stain finished to match with No. 3 Folly Houses. Window type is opening casements with horizontal bar.

### Code No DER/01/07/00096 - Extension to dwelling house (garage and two bedrooms), 10 Mileash Lane, Darley Abbey

This application seeks planning permission for a two storey extension to the side of this detached dwelling on the south side of Mileash Lane.

The extension is brick with a hipped tile clad roof.

The property is situated within the Darley Abbey Conservation Area and Buffer Zone of the World Heritage Site.

### 3. Friar Gate Conservation Area

#### Code No DER/12/06/02069 – Extension to Public House (Pergola), Friary Hotel, Friar Gate

The Friary Hotel is a Grade II\* Listed Building that lies within the Friar Gate Conservation Area. Planning permission is sought for the erection of a covered pergola over part of the existing Beer Garden and is physically attached to the rear elevation of the building. Whilst the proposal is of a simple design it covers a large proportion of the existing Beer Garden area, and would give the effect of a building over this space.

#### Code No DER/12/06/02023 & 12/06/02024 – Installation of shop front, removal of roller shutters. Internal alterations to form wc on ground floor and first floor kitchen area, 11 Friar Gate

Both planning and listed building consent area sought for the above works. 11 Friar Gate is a grade 11, statutorily listed building described as an early but much restored timber framed house; 2 storeys and attic in gables, 2 plain gables with restored barge boards. Formerly a Public House but converted into a modern shop. Interior retain ceiling beams and much of original character.

Planning permission and listed building consent were granted in January 2006, in association with the neighbouring properties at 11a and 12 Friar Gate, for the change of use of the premises from retailing uses to a restaurant, together with internal alterations and extensions to the rear.

This current proposal involves the complete removal of existing wooden shutters from the ground floor front elevation of number 11. Removal of the existing damaged steel window frame and the replacement of the existing large double window with a four smaller windows fitted with safety glass. An existing double row of small paned windows above the main shop windows, are to remain.

Alterations are also proposed internally being departures from the scheme approved in 2006. These include the repositioning of the proposed toilets from the ground floor rear of the building to the first floor. A disabled persons' toilet will remain of the ground floor. The ground floor area previously indicated as toilets would become a pot washing area.

#### Code No DER/01/07/00088 - Minor internal alterations to a Grade 11 listed building within Audrey House, 17 Vernon Street

The application seeks consent for a list of internal alterations:

- refurbishment of bathroom to accessible training flat to remove bath and provide level access shower with duct panelling.
- refurbishment and adaptation of ground floor staff toilets including the removal of a sluice sink.

- location of new sluice sink in laundry room and adaptation of units
- adaptation of first floor bathroom to shower room
- adaptation of second floor bathroom and adjacent toilet
- new doors with ironmongery to kitchens at ground floor (internal)

Code No DER/12/06/02084 - Extension to dwelling house (conservatory), 12 Vernon Street

This application seeks permission for the erection of a conservatory to 12 Vernon Street, a grade 2 listed building located in the Friar Gate Conservation Area. The proposed extension would measure approximately 3.8m x 3.3m and 3.5m at its highest point.

The proposed materials for the conservatory are red cedar and would be painted old English white.

Code No DER/01/07/00139 - Change of use from retail (use class A1) to delicatessen/sandwich shop (use class A3), 6 Ashbourne Road

This application seeks consent to change 6 Ashbourne Road from retail to a delicatessen/sandwich shop. The building is located within Friar Gate Conservation Area. There are no external alterations proposed for this building.

#### **4. Harrington Street Conservation Area**

Code No DER/12/06/01941 – Extension to dwellinghouse (bathroom / study) at 146 Osmaston Road

Extension to dwellinghouse (bathroom/study) side of Osmaston Road, and forms part of a terraced group (Nos. 134 –148 Osmaston Road.) It is included in the Local list, and dates from the early nineteenth century.

The full application is for a first floor rear extension, to provide a bathroom and study. The proposal would have fenestration both to the side and rear, and is of a flat roof design. External materials are to match the existing building.

#### **5. Little Chester Conservation Area**

Code No DER/10/06/01662 – Erection of 9 dwellings and 116 apartments and formation of access road, Bristol Street Motors, Alfreton Road

Reserved matters approval is sought to redevelop this car showroom site for residential purposes. The site is located on the western side of Alfreton Road, directly to the north of the Little Chester Conservation Area. It is approximately 0.86ha in size and the site frontage is approximately 146m long. The site currently accommodates a series of buildings related to the car showroom use and external display areas. Darley Playing fields lie to the west of the site. Traditional residential properties lie to the south and industrial uses lie to the

north and east. The site is within the World Heritage Site Buffer Zone and Archaeological Alert area.

The proposed development would create 125 apartments and townhouses, comprising 3 and 4 storey blocks arranged around a private car parking court. The scheme would comprise 9 No four bedroom dwelling houses, 102 No two bedroom apartments and 14 No one bedroom apartments. A continuous built form along the Alfreton Road frontage is proposed. There would be 125 parking spaces and garage blocks to serve the townhouses. The development would be served by a single vehicle access onto Alfreton Road. There would also be a pedestrian link with Darley Fields.

Discussions with the applicants in respect to design and urban context, as well as highways matters, will result in amended plans being submitted, which will be reported to the meeting. These will incorporate entrances to apartments direct onto Alfreton Road, alterations to window and elevational treatment, and revisions to corner features.

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

### Code No DER/02/07/00209 - Extension to dwellinghouse (formation of pitched roof to garage) at 120 Belper Road

The residential dwellinghouse is in the Strutts Park Conservation Area. The building is not a listed building. Planning permission is sought for the replacement of a flat roof to the attached garage to the side of the dwellinghouse to a pitched roof.

### Code No DER/01/07/00109 – Extension to dwellinghouse (alterations to roof and elevations) and erection of double garage at 172 Duffield Road

Planning permission is sought for an extension to the dwelling which comprises alterations to the roof and elevations and erection of a double garage. The dwelling is located within the Strutt's Park Conservation Area. The flat roof to the existing rear extension is to be altered and replaced with a hipped roof and will include the updating of the elevations on this existing extension to the rear. The proposed double garage is to be located to the rear of the garden facing into Robin Road.

### Code No DER/12/06/02068 – Formation of rooms in roof space (bedroom, ensuite and dormer), 3 Margaret Street

This application relates to a detached Victorian dwelling on Margaret Street which is covered by an Article 4 Direction.

It is proposed to erect a pitched roof dormer extension in the rear roof slope of the dwelling. It would be 2 metres wide and 1.5 metres deep, with a shallow pitched roofline.

A previous application for a larger dormer, was withdrawn in March 2006, following concerns about scale and visual impact on the Conservation Area.

## **7. Others**

Code No DER/12/06/02026 &12/06/02027 - Formulation of Access for Disabled People St Osmund's Church, London Road

St Osmund's Church and its vicarage are Grade II Listed buildings. Planning permission and listed building consent are sought for the formulation of access for disabled persons to the two buildings. It is proposed to have an approximate 1:27 gradient slope from the path to the church and a 1:20 gradient to the vicarage.

Code No DER/12/06/02082 – Change of use from residential to mixed use (residential/artists/studios/art galleries and retail) at 117 Chaddesden Lane, Chaddesden

Permission is sought to change the use of parts of the premises from residential use to artists/studios/art galleries with a retail element. The main dwelling is a grade II listed 18<sup>th</sup> century cottage and within the curtilage are slightly later dated outbuildings. This is a retrospective application, apart from the retail and the conversion of the separate outbuilding into two studios. Two car parking spaces are provided on the application site. There is no indication that internal or external alterations are proposed.