

# ITEM 9

## REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 16 APRIL 2009

### 1. City Centre Conservation Area

#### Code No. DER/03/09/00336 – Installation of internal staircase, 26 Strand

This listed building consent application for the installation of an internal staircase relates to 26 Strand. It is a Grade II Statutory listed building. The proposed staircase will be situated between the ground floor and first floor level. Information is forthcoming as to how the new stair case will be fitted to the existing building.

#### Code No. DER/03/09/00269 - Internal alterations to listed building to insert platform lift and balustrade, Derby Museum and Art Gallery, Strand

This application seeks listed building consent for alterations to this grade II listed building within the City Centre Conservation Area.

The alterations, designed to meet the requirements of the Disability Discrimination Act 1995, comprise the addition of a lift in the first floor Log Room in the 1960's extension which will give access to the older part of the Museum. To enable the installation, it will be necessary to form a new opening between the Log Boat Room and the Coin/lock Gallery which is part of the original external wall to the older part. The alterations include scabbling off floor finishes and floor screed to form a well for the new lift, installing new metal landing platforms to serve the lift with floor finish to match the adjoining areas, the installation of a new steel beam below the Log Boat room floor in a ramped corridor to strengthen the floor, reconfiguration of lighting and electrics and the installation of a screed ramp and balustrade to the Log Boat room floor.

#### Code No. DER/02/09/00150 – Retention of shop front, 71 Wardwick

This application seeks planning permission for the retention of a shop front in this non-listed building within the City Centre Conservation Area. The premises is situated adjacent to the public house on the corner of Wardwick with Curzon Street. The shop is operated as a hot food takeaway. The single glazed timber door and door frame combination unit has been replaced by an aluminium powder coated single glazed shop front, suggested in the design and access statement as similar to adjoining shops.

#### Code No. DER/03/00227 - Display of non illuminated fascia sign

#### DER/03/09/00224 - Installation of shop front

DER/03/09/00225 - Installation of shop front & display of non illuminated fascia sign, 20 Strand (BSM)

These applications seek advertisement consent, planning permission and listed building consent for the installation of a shop front and display of non illuminated fascia sign.

The premises are used by BSM (driver training) and are grade II listed (nos 2 to 40 evens) within the City Centre Conservation Area.

The alterations to the shop front are intended to match those recently carried out at no 28 in timber with stall risers to a similar height, new marble steps and tiling to match and an increase in the height of the windows to align with no 28.

The proposal also seeks to reposition the existing sign at a higher level to be consistent with nearby premises.

Code No. DER/03/09/00251& - Alterations to shop fronts at 10 & 14 Strand, DER/03/09/00252 entrance door at No. 12 and alterations to front elevations at 10-28 Strand

These applications for Planning Permission and Listed Building consent seek to obtain approval for assorted works to ground floor shop fronts at No's 10, 12 and 14 The Strand.

It is proposed to install new shop fronts within units 10 and 14. The proposed shop front will be of a more traditional design, comprising new timber windows, doors and panelling.

It is also proposed to carry out alterations to the ground floor entrance door at no. 12. The horizontal timber panel currently located above the doors on no. 12 will be removed, along with the semi-circular framing above. In their place a set of double doors are to be inserted with curved heads that fill the remaining gap entirely. Panelling within these doors is to emulate the design of door, which has already been inserted at no 18 The Strand.

Repairs to the stonework on the front elevations of units 10-28 and the addition of pigeon spikes on the flat stone cills are also proposed.

## **2. Friar Gate Conservation Area**

Code No. DER/03/09/00300 – Display of 3 internally illuminated fascia signs, 4 Friary Street

The application proposes to display 3 internally illuminated fascia signs on an existing property that fronts both Friary Street and Curzon Street. A previously granted application (DER/02/08/00246) proposed the change of use from tyre sale/depot to restaurant along with a two storey extension.

The first of the three signs is to be located on the Curzon Street elevation with the remaining two signs being located on the Friary Street elevation over the car park and within the street scene. Sign 1 measures approximately 12.3 metres in length with a height of 1.45 metres. Sign 2 measures approximately 15.5 metres

in length with a height of 1.45 metres. Sign 3 measures approximately 1.9 metres in height with a length of 13.6 metres.

Code No. DER/02/09/00197 & - Erection of offices, 7 Mill Street  
DER/02/09/00198

The application site is located at the junction of Mill Street and Bridge Street to the rear of nos 61/60a Friar Gate. This application seeks to obtain planning permission and listed building consent for the erection of a two-storey office building on the site.

The building would be located along the sites north and western boundaries. It is of a gabled roof design and would incorporate lean-to porch and disabled access ramp. Materials would be red brick facing, slate roof and softwood joinery. In order to accommodate the building in its proposed location, partial demolition of the sites northern and western boundary walls are proposed.

Planning permission was granted for a very similar proposal in January 2006, although this application has now expired.

Code No. DER/02/09/00231 & - Change of use and extension of offices (2  
DER/02/09/00232 offices, reception, w.c.s and enlargement of  
car port), 3 Mill Street

The application site comprises a former two-storey coach house on the corner of Mill St/Bridge St with a single storey flat roofed building behind and a modern lean-to.

Planning and Listed Building Consent are sought for the erection of an 'in-fill' extension to the ground floor of the coach house and a first floor extension over. The proposed extension would have a gabled roof design and would be constructed of matching red brick and slate, with timber boarding over the main entrance door.

Removal of the modern lean-to on No. 3 will permit the entrance gated on Mill Street to be re-sited westwards.

### **3. Mickleover Conservation Area**

Code No. DER/03/09/00306 – Extension to dwelling house (garage, cloaks,  
lobby, WC and bathroom,) 3 Orchard Street,  
Mickleover

The householder planning application proposes extensions to a residential dwelling, 3 Orchard Street, for garage, cloaks, lobby, W.C and bathroom. The garage, lobby and cloaks extension is located on the ground floor and is of single storey construction on the north elevation. The garage will provide two spaces along with a drive through adjacent to the original dwelling house. The installation of a WC will be located on the ground floor on the east elevation (to the rear of the property) and the bathroom will be located on the first floor also

on the east elevation; both will be provided through the straightening of an angular wall on the east elevation.

The garage has an overall length of 11.5 metres, width of 5.7 metres, an eaves height of 3.7 metres and ridge height of 5.5 metres with the lobby and cloaks extension being reduced in both height and width by 0.6 metres on the front and rear elevation and by 0.3 metres when considering the height of the ridge; the eaves have remained at a constant level.

Code No. DER/03/09/00312 – Extension to dwelling house (Conservatory), 17 Mickleover Manor, Mickleover

The householder planning application proposes the erection of a uPVC conservatory on the rear elevation of 17 Mickleover Manor. Permitted Development Rights were removed under application DER11/94/01535 in relation to extensions, sheds, greenhouses and other outbuildings. Construction work has commenced on site but has now ceased; the works relate to the construction of the side walls. The conservatory measures 2.4 metres in length, 3.2 metres in width, lowest roof height of 2.1 metres and a highest roof height of 2.6 metres. The conservatory will be constructed from brown uPVC frames, double glazing and brick work to match the existing.

The Local Planning Authority are currently seeking revisions to the scheme in terms of design and construction materials.

#### **4. Railway Conservation Area**

Code No. DER/02/09/00195 - Display of externally illuminated fascia sign, 4 Midland Road

This application relates to a terraced building (unlisted) on the northern side of Midland Road, near to the junction with London Road. It is in the Railway Conservation Area. Previously, approval was granted for a change of use of no. 4 Midland Road to a hot food takeaway and for a single storey extension to the rear of the building (DER/09/08/1300). Also recently approved is the refurbishment of the shop frontage. (DER/12/08/01735).

The proposed fascia board would be black painted plywood on timber framing and be positioned on the existing tilted fascia board. The proposed lettering would be of a mirrored dibond on locaters with a black finish, of 450mm in height and 4m in length. A trough light is also proposed, to be sited above the main sign fascia, spanning its entire width.

Code No. DER/03/09/00288 & - Display of three internally illuminated signs, Hallmark Hotels, Midland Road (formerly Midland Hotel)  
DER/03/09/00289

These applications seek advertisement consent and listed building consent for three internally illuminated signs on the portico at the entrance to this grade 2 listed building situated within the Railway Conservation Area.

The sign, intended to reflect the modern contemporary style of the hotel, is constructed from Dibond, a light weight composite sheet with halo illuminated letters finished in 23.5ct gold leaf. It replaces a similar sized sign.

## **5. Others**

Code No. DER03/09/00283 – Formation of car park access for temporary period,  
97 King Street (Seven Stars PH)

Permission has been granted under the Connecting Derby scheme to locate a replacement car park on part of the former railway land, enclosed by walls. Access to the car park is off the new section of road intended to be opened by October 2009.

In the meantime permission is sought to allow access off King Street.

The site is opposite Strutts Park Conservation Area and the grade 1 listed St Helens House and adjoins the grade 2 listed Seven Stars public house.