

Item 6

Report of the Director of Planning and Transportation To Conservation Area Advisory Committee 09 September 2010

Allestree Conservation Area

**Application No. DER/07/10/00892 - 8 Cornhill, Allestree, Derby, (Walnut Cottage)
& Location:**

Proposal: Erection of garden shelter

Listed building consent (DER/07/10/00892) and full planning permission (DER/07/10/00891) is sought for the erection of a garden shelter to the rear garden area of No.8 Cornhill. This proposal relates to a white painted brick cottage with a small stone annexe to the front, which is a Grade II Listed Building. It dates from the late 18th, early 19th Century and is set back from Cornhill behind other dwellings on the street frontage. It appears to be part of a former farm yard with outbuildings to the front. It also lies within the Allestree Village Conservation Area.

The proposed development would be upon the north west part of the curtilage and be an open sided Oak framed structure. It would measure 3.8m in width, 5.6m in length, 2m to eaves level and 3.5m to the ridge height incorporating Staffordshire blue clay tiles.

City Centre Conservation Area

**Application No. DER/07/10/00904 - 35 & 36, St. Marys Gate, Derby
& Location:**

Proposal: Replacement of vertical sliding sash window on second floor

Number 35 St Mary's Gate is a 3 storey early-mid 18th Century building which, together with no. 36 St Mary's Gate, has grade II * listed status. The property is located within the City Centre Conservation Area. The majority of the proposed works involve general repair/refurbishment at both no.s 35 and 36. The only element of the proposal which requires formal consent is the replacement of a second floor sash window at no. 35 St Mary's Gate. This window is highlighted as WS1 on the submitted elevation drawing (number 7900/01) and it is located within the southern (rear) elevation of the building. The window is to be replaced with a new sash, the dimensions of which are to identically match the original. Vertical and horizontal sections through the replacement window have been submitted.

City Centre Conservation Area

Application No. DER/07/10/00920 - Derby Central Library and Museum, Wardwick,
& Location: Derby,

Proposal: Alterations to disabled access lobby, removal of fixed shelving and benching, installation of reception counter and electric and data floor boxes

This application relates to various internal works as part of the refurbishment of Derby Central Library and Museum, a statutory grade II Listed Building. The works involve the removal of existing fixed shelving units and associated benching, the provision of a new reception counter and associated wall fixings, and the installation of public computers and electric and data floor boxes. The application also includes alterations to disabled access lobby, which is located on the eastern side elevation of the building. This will see the installation of a new acid etched display panel and stainless steel brackets.

City Centre Conservation Area

Application No. DER/07/10/00955 - 36 Corn Market, Derby (Former Don Millers)
& Location:

Proposal: Change of use from retail (Use Class A1) to Bookmakers (Use Class A2), installation of shop front, air conditioning units and 4 satellite dishes

Full planning permission is sought for the change of use from a vacant former Use Class A1 unit to a Use Class A2 bookmakers. As part of the application, internal alteration works are required at ground floor level, shown on drawing 2010/18/2.

City Centre Conservation Area

Application No. DER/07/10/00956 - 36 Corn Market, Derby (Former Don Millers)
& Location:

Proposal: Installation of shop front, air conditioning units, 4 satellite dishes and display of externally illuminated fascia sign and externally illuminated projecting sign

Both a Listed building consent (DER/07/10/00956) and advertisement consent (DER/07/10/00957) application relates to the proposed development at the Grade II listed 36 Corn Market. The site is on the east side of Corn Market, opposite St James Street. The proposed signage will comprise the following: projecting externally illuminated sign measuring 0.8m by 0.8m with trough lights; main signage to be aluminium fascia panel to be powder colour coated green with individual 'Paddy Power' lettering in white acrylic on the face of the sign. The shop front changes include additional glazing either side of a new fully glazed entrance door. The existing marble pilasters would be retained. Four satellite dishes are proposed to be fixed to the third storey rear elevation of the property varying in size from 0.6m to 1.2m, in addition to a TV aerial 3.8m in height. Two air conditioning units are proposed for the rear elevation measuring 0.7m by 0.7m and 0.7m by 0.3m.

Darley Abbey Conservation Area

Application No. DER/08/10/00987 - Darley Park, Darley Abbey, Derby
& Location:

Proposal: Formation of footpath/cycle route and modification of existing paths

This is a revised application for formation of a footpath/cycle route through Darley Park, along north/ south alignment from a point adjacent to the Derwent Rowing Club to link with the existing stone path, from the Darley Abbey Deans Field car park. The previous proposal was refused permission on the grounds of the route, width and surfacing, being detrimental to the historic character of the parkland and the Conservation Area.

The current proposal is to construct a path of 2.5 metres width from the southern end of the park to the ornamental balustrade. From this point to the childrens play area, it would be 1.8 metres wide to link with the existing path. This section would be for pedestrian use only and cyclists would be directed to the existing stone path alongside the river, which would be resurfaced to 2 metres wide. The path would be surfaced in gravel chippings on a macadam base. This treatment is to be used to ensure a long life span and give a more natural appearance in keeping with the park landscape. A 5 metre length sample of the path material has been laid close to Derwent Rowing Club, surfaced with two different colours of gravel chippings.

The rationale for the proposal is based around a Strategic Green Infrastructure Programme to link the River Derwent corridor from the City Centre to important green spaces within and beyond the city boundary. This project aims to complete a continuous, accessible and safe pedestrian and cycle route that links residential, employment and recreational areas together. The applicant indicates in the Design and Access Statement the reasoning behind the current proposal, as follows:

" The preference would be for a route within the park that links existing paths and facilities, and which would be accessible for all users, including pedestrians, people with disabilities and cyclists. Two main alternatives are available to achieve this. The first option is to follow a route through the centre of the park, broadly following the alignment of the trackway that is sometimes laid down to give access to concerts on the park. The disadvantage of this route is that visually it would significantly intrude into the park and detract from the overall parkland landscape, particularly when viewed from the terrace area. It would also involve steeply graded sections at its northern end which would be unsuitable for wheelchair users and parents with young children in buggies.

The second and preferred option is to follow a route broadly following the riverside. This would have the advantage of being reasonably well screened by trees and generally follow the contours of the land. It would also provide a direct link with the existing stone dust path round Darley Meadow and the cricket pitch, as well as linking with the existing children's play area and the route into the terrace gardens.

Notably, evidence exists that this route is already well used by park users as can be seen by distinct desire lines worn in the grass adjacent to the river.

A path along the riverside linking Dean's Field would also create a fully accessible route, allowing wheelchair users to follow a circular walk along the riverside to the rear of the cricket pitch and then back to the car park via the existing timber footbridge and the proposed new path. Comments received following the previous application have reinforced the importance of the proposed path for those with disabilities and particularly for those who would welcome a short but circular route incorporating part of the riverside path.

Taking the path along the riverside also enhances the experience for the user taking them through a series of views across and down the river, as well as out into the main parkland area.

This application for these reasons seeks to construct a path along this route.

The alignment of the path would generally follow long sweeping curves. This would allow long uninterrupted views up the length of the park so that users could see activity ahead, enhancing the feeling of safety and security for path users. The path would generally avoid passing close to trees in order to avoid detrimental effects on root zones. In limited locations, suckers would be removed from the base of trees near to the path to improve visibility for users.

The revised alignment would move the path further away from existing trees and areas of proposed tree planting to improve security for path users and to decrease the impact the path may have on existing trees. "

Darley Abbey Conservation Area

**Application No. DER/08/10/00991 - 9 New Road, Darley Abbey, Derby
& Location:**

Proposal: Demolition of part of boundary wall and erection of 1.8m high gates (extension of time limit of previously approved Listed Building Consent application Code No. DER/05/07/00886 by a further three years)

An extension of time limit is sought for previously approved Full Permission and Listed Building Consent,(DER/05/07/00885 & DER/05/07/00886) for a further 3 years on proposed alterations to the rear curtilage and boundary of 9 New Road, Darley Abbey. The current applications are for Listed Building Consent (DER/08/10/00991) and Full permission (DER/07/10/00929) and relate to a Grade II Listed end terraced, 19th Century dwelling, with a stucco facade. The property lies within the Darley Abbey Conservation Area.

The proposed works would involve removal of part of the boundary wall on the Abbey Yard frontage, to form a new vehicular access, with 2 1.8 metre high timber gates, adjacent to the existing entry to the detached garage. A small section of brick wall would be rebuilt, abutting the garage, to 1.8 metres high. The new access would be onto a hardstanding area, 4.7 metres x 7.3 metres approx. in the rear part of the garden abutting the garage. A retaining wall 400mm high would be formed abutting from the existing lawned area to the proposed hardstanding.

Friar Gate Conservation Area

**Application No. DER/07/10/00947 - 50-51 Friar Gate, Derby,
& Location:**

Proposal: Alterations to listed buildings including removal of internal walls, blocking up of doorways and replacement of doors to form 2 offices

Listed Building Consent is sought for internal alterations and minor demolition to 50 and 51 Friar Gate to form two separate office units. It is a three storey, 18th Century Grade II* Listed Building, within the Friar Gate Conservation Area. The building has a symmetrical appearance to the stone facade, which appear as a pair of semis.

The proposals would involve converting the existing office building into two offices, by blocking up previously formed internal door openings on each floor, between the two properties. Other works include:

- removal of internal partition walls to ground and second floors
- removal of 20th century glazed screens and doors to second floor stairwells
- reinstate balustrades and hand rails and install frameless glazed screen and door to stairwells
- formation of wcs and introduction of doors to second floor.
- internal floors would be fire proofed with insulation under floor boards.
- insertion of internal stud walls to ground floor

Friar Gate Conservation Area

**Application No. DER/08/10/00958 - 6 Vernon Street, Derby
& Location:**

Proposal: Change of use from Offices (Use Classes A2/B1) to Offices and Training Centre (Use Class D1)

The application premises is a Georgian Villa situated on the north western side of Vernon Street in the Friar Gate Conservation Area. It is a grade 2 Listed Building. It was most recently in use as an office used by Derwent Finance but is now vacant.

Permission is sought for a change of use, principally for use for educational and training purposes associated with hair and beauty, there would be offices and administration activities associated with the business. It is anticipated that up to 40 students per day would be present aged between 16 - 18 years and most are expected to arrive either by bus or on foot. The training periods would be from 9:30 am to 4:00pm and the office element of the use would be from 8:30 am to 5:00 pm.

Friar Gate Conservation Area

Application No. DER/08/10/00969 - Jacksons Mill, 37 Bridge Street, Derby
& Location:

Proposal: Erection of 4 flag poles

This advertisement consent application relates to the display of four freestanding flag poles at the University of Derby's Business Enterprise Centre. The application site is situated between Nuns Street and Bridge Street, to the north of the Friar Gate Conservation Area.

Each flagpole would stand approx. 5m in height and would display a single flag. Two flag designs are proposed: a blue flag with the University of Derby's logo, and a black flag with the University's corporate logo. Two flagpoles would be situated along the site's Nuns Street frontage and two flagpoles would be situated within the building's car park close the Bridge Street entrance.

Hartington Street Conservation Area

Application No. DER/04/10/00484 - 119 Osmaston Road, Derby (CJH Solicitors)
& Location:

Proposal: Display of 1 non illuminated freestanding sign and 2 externally illuminated fascia signs

This advertisement consent application seeks permission for the display of 1 non illuminated freestanding sign and 2 externally illuminated fascia signs at no.119 Osmaston Road which is used as a Solicitors. The freestanding sign is to be erected within the front curtilage of the property behind the railing boundary treatment facing Osmaston Road. The sign will be 1.7 metres above ground level projecting upwards to a maximum of 2.9 metres; the panel is 1.5 metres by 1.2 metres. The appearance of the sign is illustrated in the accompanying documentation. The externally illuminated fascia signs are to be erected on the front and side elevation facing Osmaston Road and Bradshaw Way, respectfully. The signs are to be approximately 5 metres above ground level and are to be illuminated by an LED strip which is to be erected above the signs.

Hartington Street Conservation Area

Application No. DER/07/10/00869 - 21 Hartington Street, Derby
& Location:

Proposal: Formation of flat in roofspace

The full planning application seeks permission to form a flat in the roof space of no. 21 Hartington Street, Derby. The proposed will be formed in the existing roof space which currently benefits from 4 rooflights; two on the front elevation and two on the rear elevation and through the insertion of an internal staircase. Therefore the application does not seek to make alterations to the external appearance of the property. The proposed is to be similar to the layout of the neighbouring property no.19. The access to the flat will be through the existing ground floor entrance door and the newly installed staircase from the second floor.

Others - not in Conservation Areas Conservation Area

Application No. DER/07/10/00812 - Chambers House, 112 Green Lane, Derby
& Location:

Proposal: Change of use from a Guest House (Use Class C1) to a House in Multiple Occupation (sui generis use)

This application relates to a Grade II Statutory Listed Building dating from the late C19. It is brick built with stone dressings. Nos 110 to 122 (even) form a group with No 73 Wilson Street. The proposal seeks permission for a change of use as in the description. The current internal arrangement would remain as the submitted plans indicate no internal alterations as part of the application.

Others - not in Conservation Areas Conservation Area

Application No. DER/08/10/00997 - 146 Chaddesden Lane, Chaddesden, Derby
& Location:

Proposal: Alterations and extensions to dwelling and erection of two dwellings with associated means of access

This application relates to a 0.13ha piece of land which is situated along the eastern side of Chaddesden Lane. It is an unusual shaped plot which wraps around the rear of numbers 140, 139 and 136 Chaddesden Lane. The site currently forms the garden area of 146 Chaddesden Lane, a locally listed detached dwelling, and it is located at the heart of a well established residential area. The surrounding streetscene is characterised by a variety of different house types, of varying styles and ages. Number 140 Chaddesden Lane, which is situated directly to the south, is also locally listed property. The site is not situated within a Conservation Area.

Number 146 is a two-storey house of traditional brick and tile construction with a white rendered exterior and blue plain clay roof tiles. It is orientated at right angles to Chaddesden Lane with its side elevation situated close to the back of the public footpath. The site frontage along Chaddesden Lane is bound by a low level brick wall and a mature hedgerow. The garden area itself is also fairly mature with a number of semi-mature trees and fruit trees. At present vehicular access into the site is provided via a grassy track which runs to the rear of the neighbouring houses. The track links into Chaddesden Lane approx. 50m to the south of the main house.

Outline planning permission is sought to erect two detached dwellings on the site. Details of the means of access, layout, scale are being considered, with all other matters reserved for a later date. The indicative details show that the development would comprise of a new detached two-storey property on the site frontage, with a detached bungalow situated to the rear. Whilst precise details of the external appearance of the new dwellings are not being considered at this time, the submitted design and access statement suggests that would be built in facing brickwork with rendered first floor walls to plot 2 and dark tiled roofs. A new vehicle access into the site would also be provided off Chaddesden Lane, between numbers 146 and 140 Chaddesden Lane, and in order to accommodate the

required visibly splays required for such an access, the application also includes partial demolition of western gable of number 146. This would remove the first 2m of the dwelling's gable and the applicant proposes to install two new windows and erect a small extension to the rear of the main house.

Railway Conservation Area

**Application No. DER/07/10/00853 - 1 Railway Terrace, Derby, (Brunswick Inn)
& Location:**

Proposal: Display of internally illuminated projecting sign and non illuminated fascia and board signs

These applications for listed building consent (DER/07/10/00853) and advertisement consent (DER/06/10/00670) will involve the erection of two new signs and the replacement of a hanging sign. The two new signs proposed include a curved fascia sign fixed to the end of the building and an amenity sign positioned at pedestrian level to the left of the Main Entrance to the Public House.

Descriptions of the three signs as follows:

Curved fascia sign – The proposed curved fascia sign will measure 490mm x 3500mm and will consist of a flat aluminium rectangular panel painted burgundy red containing gold lettering with shadowing to highlight the text. The fascia sign would be fixed to the curved end of the building directly above the doorway 2800mm above ground level.

Amenity sign – The proposed amenity sign would measure 850mm x 600mm with a depth of 50mm. The sign will have a rectangular base with a curved top made from aluminium painted burgundy red containing gold lettering with a shadowing effect to highlight the text. The sign is to the left of the main entrance to the building and measures 1000mm from ground level to the base of the sign.

Double sided hanging sign – The proposed hanging sign will measure 1150mm x 840mm with a depth of 800mm. The rectangular glass-reinforced plastic sign will be painted burgundy red containing gold lettering with a shadowing effect to highlight the text. A painted picture panel with a gold border will also be fixed to the sign. The sign will be externally illuminated by overhead trough lights powdercoated black with an illuminance level of 250 candelas per square metre. The sign will be fixed onto the building with a steel bracket painted black projecting 1000mm. The sign measures 2300mm from ground level to the base of the sign.

The colours of all of the proposed signs have been designed to match the existing décor of the Public House.

Railway Conservation Area

**Application No. DER/08/10/01030 - 6-7 Midland Road, Derby,
& Location:**

Proposal: Display of 2 externally illuminated fascia signs

This application premises straddles two non-listed buildings (numbers 6-7 Midland Road) which are located on the northeastern side of the road. The ground floor of both buildings are occupied by a commercial unit which has recently been granted planning permission to be used as a wine bar. At present there are two separate display windows located within each property and consent is sought to display two externally illuminated individual letter signs. The signs would be comprised of stainless steel built up letters which would be applied to the existing fascia boards, each letter would project approx. 0.05m from the fascia and both signs would read '*mansion wine bar*'. The letters would be illuminated from above by a trough light, which would be finished black to match the fascia board behind.

Strutt's Park Conservation Area

**Application No. DER/04/10/00410 - 29 North Street, Derby
& Location:**

Proposal: Retention of alterations to roof

The application property is a Victorian mid terrace dwelling which is situated on the northern side of North Street within the Strutts Park Conservation Area. The property is also covered by an Article 4 direction. This retrospective application seeks permission to retain manufactured slates which the applicant has installed on the main roof of the dwelling.

Strutt's Park Conservation Area

**Application No. DER/07/10/00949 - 62 Otter Street, Derby
& Location:**

Proposal: Erection of railings and gate

The application property is a three-storey Victorian mid-terrace dwelling which is situated within the Strutts Park Conservation Area. The property is also covered by an Article 4 direction. This application seeks permission to install a metal gate and railings at the front of the property. The railing would be installed on top of an existing dwarf wall and would be 600mm high (1m in overall height, including the existing wall). The gate would be 1m in height. Both the gate and railings would have a black painted finish.

Strutt's Park Conservation Area

Application No. DER/08/10/01029 - 97 King Street, Derby (Seven Stars P H)
& Location:

Proposal: Display of various non-illuminated signage to public house

Listed building consent (DER/08/10/01029) and advertisement consent (DER/06/10/00728) have been submitted for the erection and display of 9 signs at Seven Stars Public House on King Street. The public house is a Grade 2 Listed Building. It stands just outside and to the west of the Strutts Park Conservation Area the boundary of which lies down the centre of King Street. It also stands immediately opposite St Helen's House to the eastern side of King Street.

Major road works have recently been carried out as part of the completion of the Inner Ring road, Connecting Derby scheme, which has opened up a new road to the western side of Seven Stars.

The signs are all directional signs or information signs either directing cars to the car park, directing pedestrians to the entrances to the building or are disclaimer signs advising that the proprietor and landlord accept no liability for loss or damage to vehicles or their contents parked on the pub car park.

The signs are basically of aluminium construction with painted aluminium panels decorated with vinyl lettering. These are similar to signage that is already displayed at this establishment. The signs have a black background with Gold and Red lettering spelling out "Seven Stars" and with various white lettering and direction arrows with direction advice or with information.

The signs of various sizes are all to be rectangular and displayed variously on parts of the building or on the new boundary walls and metal railings that now surround the site.