

ITEM 9

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 10 APRIL 2008

1. City Centre Conservation Area

Code No. DER/02/08/00290 & - Former Police Station and Magistrates Court,
DER/02/08/00291 Full Street

These two applications seek listed building consent for the conversion of the former Magistrates Court to offices and planning permission for that change of use and the erection of a building containing five floors of offices and six floors of apartments above a ground floor comprising mainly restaurants and associated retail uses (Use classes A1, A2, A3, A4 & A5). A basement floor would be used for parking.

This scheme has been submitted to address concerns raised by the Environment Agency and proposes offices in the Magistrates' Court in lieu of the previously proposed residential use. The new build element is unchanged.

The conversion of the Courts building will provide 2318 sq m of lettable office space over the three floors. The general office and feature areas are proposed to be converted with the interior finishes retained and restored and the corridor areas are maintained where possible in the new office layouts but in some instances subsumed within open plan offices. Some of the smaller offices have internal walls removed to create larger offices more suited to modern office requirements. The courtrooms are largely retained with a mezzanine floor inserted in the Sessions Court area. The existing entrances and staircases are retained and utilised and with new lifts providing disabled access to the first floor.

The stairs from the courtrooms to the cells are to be removed and the former cells converted into an open space office facing the courtyards. The courtyard areas are to be cleared of buildings and landscaped to provide attractive external spaces. The existing substation is to be removed.

The site includes the grade II listed Magistrates Courts, is within the World Heritage Buffer Zone and to the south and east of the City Centre Conservation Area. Nearby are the grade II listed Silk Mill, the Grade A Cathedral, various listed buildings in Iron Gate and the locally list Council House.

Code No. DER/03/08/00480 - Alterations to Shop (Ductwork and Roof Plant)
28-31 Corn Market.

These premises were built in the 1960s for Littlewoods Stores and have been more recently occupied by Marks and Spencer. The application is in connection with Primark's refurbishment of the premises for their own occupation.

At the meeting held on 10 January Members considered planning and advertisement applications on these premises. The planning application was for alterations to the shop front and roof plant alterations. The Committee objected to and recommended refusal of the shop front on the grounds that the raised height of the display windows disrupted the simplicity of the existing shop front, which currently aligns with the adjacent Thornton's store in the same building. Subsequently I obtained an amended plan which addressed the Committee's objections and the application is currently being processed on this basis. No objection was raised to the roof plant.

Since then the developer has concluded that it would be preferable to renew all the roof plant rather than adapt that inherited from the previous owners. This has resulted in a simplified arrangement and the current application seeks planning permission for this.

2. Darley Abbey Conservation Area

Code No. DER/02/08/00416 - Erection of shed/garden room, 4 Lavender Row, Darley Abbey

Permission is sought for the erection of a timber shed in the detached large garden of this listed terraced dwelling. The shed is 4m by 3m constructed in timber with a pitched roof extending over the entrance and located on an existing concrete base under the shade of a willow tree close to the track separating the gardens from the dwellings. It is to be used as a garden room to enjoy the garden in inclement weather.

Code No. DER/03/08/00403 - Land rear of 1-3 Lavender Row and 29 Mileash Lane, Darley Abbey

Planning permission is sought for the erection of a dwelling house in place of 7 lockup garages to the rear of some of the grade II listed Lavender Row terraced dwellings and the locally listed originally back to back dwellings which extend to Mileash Lane. Access to the site is, as now, between numbers 33 and 35 Mileash Lane. The site is 19 to 22 metres long with a width of 7.5 metres and forms a transition zone between the listed buildings and the modern flats to the rear. The site is immediately outside the conservation area but just within the World Heritage Site.

The proposed dwelling is two storey of cottage style being 4.8 to 6.8 metres in height, 5.5m in width and 6.6m in length. It has restricted fenestration to front and rear with some windows on each end elevation; the ground rises behind it up to the modern flats. A previous permission was granted in 1984 for a taller building comprising a flat above garages.

3. Friar Gate Conservation Area

Code Nos. DER/03/08/00386 & - Coach House rear of 28 Ashbourne Road
DER/03/08/00387

These applications seek Listed Building Consent and Planning Permission in respect of 28 Ashbourne Road a Grade II Listed Building.

It is proposed to carry out renovation work to the coach house to remedy the considerable disrepair at present. The building required a new roof (with conservation rooflights), new windows and to alter the internal layout. It is intended to retain and refurbish the existing doors. It is intended to use the premises for office (B1 or A2) purposes.

4. Mickleover Conservation Area

DER/02/08/00285 – Land at front of 8 The Green, Mickleover

This application seeks Conservation Area Consent for the demolition and re-building of part of the front boundary wall at 8 The Green. The wall has suffered from tree root damage. It is proposed to re-build the wall, renew the foundations as required, and to re-build in new brickwork to match the existing part of the wall to be retained. The existing stone copings will be re-used, and have at present been stored for safe-keeping.

5. Little Chester Conservation Area

Code No. DER/03/08/00427 - Retention of re-roofing, 118 City Road

This is an unlisted terraced dwelling house on the western side of City Road. It is on the back edge of the footway and has a long rear garden overlooking "Stone House Prebend". Last year the property had its natural slates removed and replaced with synthetic slate. The application seeks planning permission to retain this material. The applicant has submitted a letter of explanation and justification which I have accepted can serve as a Design and Access Statement. This appears in full on the application website and states that he was unaware of the special controls in place.

6. Strutts Park Conservation Area

Code No. DER/03/08/00467 - Extension to dwelling house to provide three
bathrooms, 33 Kedleston Road

This property is a detached dwelling on a plot of some 300 sq m. It is on the local list where it is described as early 19th century, 3 storey, 3 bay, red brick house, concrete tile roof, single storey extension to rear; original 16-pane sliding sash windows at ground and first floor, three 8-pane sliding sashes at second floor. Central doorcase with head. Stone sill course at first floor, gauged brick arches over ground and first floor windows. Heavily moulded cornice at front eaves.

Rear, 2 casement windows at second floor, haunched, rusticated lintels with keystones over. Concrete tile roof to rear lean-to.

The rear lean-to was built later in the 19th century and the current proposals are to build upwards on the central part of that. There would be a full-height first floor extension but that at second floor level it is in the form of an attic storey with a pitched gabled roof facing to the rear. Fenestration comprises two side-hung casements at first floor level, each surmounted by a depressed brick arch and single-pane window at second floor level over which is a semi-circular arch. External materials are stated as brick to match the existing. Roof materials are to be decided but the Design and Access Statement does float the possibility of replacement of the existing concrete tiles.