

ITEM 10

REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 8 MAY 2008

1. Arboretum Conservation Area

Code No. DER/03/08/00358 - Alterations and extensions to property to form ground floor flat and formation of 2 bed sits in the roof space including dormer in the rear roof plane – 14 Twyford Street

The application premises lies just outside of the Arboretum Conservation Area on the west side of the Arboretum and shares a boundary with it. This item is being reported as the proposal may be considered to have an impact on views from within the conservation area when looking out from it.

This is a mid-terrace property standing in a line of traditional, late Victorian 2 storey dwellings with a range of two storey outbuildings extending to the rear. The front elevation of the house faces towards Twyford Street and its rear faces towards the Arboretum. Although originally built as a single dwelling house the premises has in the past been subdivided to form bed-sits. The ground floor is currently vacant but has been used as bed-sits in the past. It is intended to convert these bed-sits into a single, two bed roomed flat. The first floor is to be retained as 4 bed-sits. It is proposed to create two additional bed-sits in the currently vacant roof space.

Externally the changes are:

- The installation of 3 Velux Roof lights in the front elevation. These would not be seen from within the Arboretum.
- The rear elevation of the main roof would have a large flat roofed dormer inserted, with two windows. This would be visible from the Arboretum.

Although the rear dormer would be visible from the Arboretum it would be well screened by trees that lie within the Arboretum Conservation Area.

2. City Centre Conservation Area

Code No. DER/04/08/00581 - Demolition of the Hippodrome, The Hippodrome, Green Lane

The application is for Listed Building Consent to demolish this Grade II Listed Building. The application states that this is a partially retrospective application as

works commenced on 28 March 2008. A letter accompanied the application and seeks to justify the demolition. The letter is attached to this report.

Code No. DER/04/08/00521 - Display of internally illuminated fascia and projecting signs at 29 Sadler Gate

Advertisement consent is being sought for the display of illuminated fascia and projecting signs at a retail premises on the northern side of Sadler Gate, located within the City Centre Conservation area. The proposed fascia sign will measure 5.7 metres by 600mm and will read 'Subway' to the centre of the sign in green, white and yellow lettering on a white background. The double sided projecting sign will measure 800mm by 600mm finished in green and will read 'Subway' in white and yellow lettering. Both signs will have internal fluorescent illumination. Both of these signs are presently at the existing Subway premises at 1-2 Sadler Gate and are to be resited to 29 Sadler Gate. These were approved under previous application reference DER/08/02/01251.

Code No. DER/03/08/00435 - Change of Use from Retail (Use Class A1) to Hot Food Take-Away (Use Class A5) at 2 Cheapside

The site is located on the corner of Bold Lane and Cheapside, Derby. Such an application will need details of extraction system which have not been provided at this stage.

Code No. DER/04/08/00566 - Change of use from offices to health and Leisure Facility, 8 & 9 St. Mary's Gate, Derby.

These premises are unlisted offices on the north side of St Mary's Gate. Permission is sought for their use as a health and fitness facility including sauna, jacuzzi, steam room, relaxation room. No details of adaptations have been submitted.

Code No. DER/02/08/00288 - Demolition of retail unit and erection of offices on site of bedroom showrooms/sales and car park (adjacent Buddha Bar and Lounge)

This site is situated adjacent to the former Sixt Kennings site and the Budda Restaurant on Cathedral Road outside the City Centre Conservation Area. The site comprises a small bedroom showroom and a car park which extends southwards to St Mary's Gate where the same Applicant has submitted a separate application for a compatible but independent development. In both cases the buildings are located close to the street frontage leaving some car parking between the developments.

The Cathedral Road application seeks planning permission for a three storey office development of approximately 1092 sq metres office floorspace. The design embodies a brick façade to Cathedral Road equivalent in height to the brickwork facades on the corner buildings leading from Queen Street with an extra storey of curtain walling and floating roof to link between the corner properties and the five storeys approved on the Sixt Kennings site. The design

has similarities with the latter but on a smaller scale. The brick elevations continue into the site with an external fire escape located on the south east corner of the building. 9 car spaces are located in the rear of the site together with 3 cycle racks.

Code No. DER/02/08/00289 - Erection of offices on car park adjacent 5 St. Mary's Gate

This site is the southernmost part of the car park located between 3 and 5 to 7 St Mary's Gate. The car park extends northwards beyond the site to Cathedral Road between the former Sixt Kennings site and the Buddha Restaurant in the former Kennings car showroom.

The proposal is for 500 sq. metres of office floorspace with 6 car spaces and 3 cycle racks associated with the development. The car parking adjoins other car parking used by adjacent offices.

The building is located closer to the Britannia Building than the office building at 3 St Mary's Gate and is designed in brick with a natural slate roof, with the main entrance emphasised on the street frontage; there is a set back from the street frontage to house stairways with curtain wall glazing on the front elevation of that section.

The mature birch tree is to be removed.

No 3 St. Mary's Gate is a grade 2 listed building and the site is situated within the City Centre Conservation Area.

3. Darley Abbey Conservation Area

Code No.DER/04/08/00515 - Change of use to dance studio, Unit 11a Darley Abbey Mills, Darley Abbey

Unit 11a is within the original mills curtilage but was built some 20 years ago as a showroom. It is of two storeys and some 240sq m gross floorspace. Permission is sought for use as a dance studio with some ancillary retail activity. A studio to teach dance is within class D1 of the Schedule to the Use Classes Order, not Class D2 which is for dance as an entertainment use.

4. Spondon Conservation Area

Code No. DER/04/08/00552 - Erection of dwelling house (renewal of previously approved outline planning permission code no. DER/03/05/00508) at Land at Orchard Cottage, 23 Church Street, Spondon

A renewal for outline planning permission is being sought for the erection of one dwelling house in the front garden of Orchard Cottage, 23 Church Street. The application includes siting and means of access, with all other matters reserved. The site is rectangular in shape, measuring some 34m by 13m. It is within the

Spondon Conservation Area. The site is within an established residential area, adjoined to the east and south by relatively modern dwellings and to the west by Church Street. A modern detached dwelling lies opposite the site, across Church Street. The grounds of St Werburgh's Church of England Primary School lie to the north of the site. The proposed dwelling would be situated in the south of the site, more or less in line with the existing semi-detached house at 52 Church Lane. The existing dwelling on the site, Orchard Cottage, is set at the rear of the site and, although it takes access from Church Street, relates well to the residential development off Beech Court cul-de- sac.

Code No. DER/04/08/00603 - Erection of fencing, St Werburgh's C of E School, Church Street, Spondon

This application seeks planning permission to replace a 30m long chain link fence at Chapel Street by 1.7m high steel railings comprising 20mm square bars at 125mm centres, welded into 50mm x 10mm horizontal rails.

As only part of the boundary structure is being removed it is treated as an alteration, not demolition and conservation area consent is not required.

For 21m of the length the fence will be set back around 1m from the current boundary line to provide a footway at least 2m wide with the intervening land dedicated to the Highway Authority. The footway widening works are "permitted development" under Class A of Part 13 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

5. Strutts Park Conservation Area

Code No. DER/04/08/00518 - Extension to Dwelling House (Alterations to Roof and Elevations) and Erection of Double Garage (Amendment to Previously Approved Planning Permission DER/01/07/00109) at 172 Duffield Road

Planning Permission is sought to amend previous application for extension to dwelling house (alterations to roof elevations) and erection of double garage. The application shows the roof of the proposed garage to be raised by 50cm from the previous application and the proposed double gates between the existing garage and the proposed garage is to be replaced by a 2.7m brick wall with pedestrian access through a gate. The site is located within the Strutts Park Conservation Area. The proposed double garage is to be located to the rear of the garden facing into Robin Road.