

ITEM 4

Commenced: 5.20pm
Concluded: 7.28pm

CONSERVATION AREA ADVISORY COMMITTEE 9 MAY 2013

Present:	Mr D. Ling	Derby Civic Society (Chair)
	Mr P. Billson	Derbyshire Historic Buildings Trust
	Mr C. Collison	Institute of Historic Building Conservation
	Mr M. Mallender	Co-opted Member
	Councillor Stanton	Elected Member
	Councillor Turner	Elected Member
	Councillor Wood	Elected Member

Mr Bilson vacated the meeting after consideration of DER/04/13/00405 (Walkabout) in minute number 84/12).

Mr Ling was absent for consideration of DER/04/13/00423 and DER/04/13/00424 (Silk Mill Industrial Museum) in minute number 84/12.

Councillor Turner was absent for minutes numbers 78/12 – 82/12 inclusive.

Councillor Wood vacated the meeting after consideration of DER/04/13/00390 (1 Abbey Yard) in minute number 84/12.

The Chair amended the order of business to consider agenda item 7 (recorded in minute number 83/12) after item 5.

78/12 Apologies

Apologies for absence were received from Mr D. Armstrong, Mr J. James and Mr J. Sharpe.

79/12 Late Items

The report concerning applications to be determined by the committee was updated to include application number DER/02/13/00178 (Kings Chambers, 34 Queen Street). Consideration of this item is recorded in minute number 84/12.

80/12 Declarations of Interest

Mr Ling declared an interest in application numbers DER/04/13/00423 and DER/04/13/00424 (Silk Mill Industrial Museum) owing to his position as a trustee of the Derby Museums' Trust. Although the appointment did not constitute a disclosable pecuniary interest, Mr Ling favoured vacating the meeting during consideration of the applications in the interests of absolute transparency.

81/12 Confirmation of the minutes of the meeting held on 4 April 2013

The minutes of the meeting held on 4 April 2013 were agreed as a correct record and signed by the Chair.

82/12 Report on Applications Determined Since the Last Meeting

The Conservation Officer presented a report on behalf of the Strategic Director of Neighbourhoods, regarding planning applications which had been determined subsequent to the committee's consideration.

Resolved to note the report.

83/12 Proposals by the Liversage Trust within the Nottingham Road Conservation Area

The committee received a presentation from Mr John Brittain, Ms Yvonne Taylor and Mr Peter Whelan on behalf of the Liversage Trust. The presentation outlined the issues facing the Trust in its continuing work to retain and enhance both the street scene and the provision of facilities located within the Nottingham Road conservation area. The committee understood that the Trust was committed to making long-term investments and working with the council to continue to enhance the conservation area.

The committee was informed that the Trust was particularly concerned about the implications arising from the need to replace doors and windows. The Trust had expressed a preference for the use of UPVC frames and requested feedback in respect of the draft proposal. Furthermore, the presentation invited comment in respect of the Trust's future draft development proposals. It was proposed that future improvements could include conversion of the Liversage Arms (including a change of use to a residential category), demolition of outbuildings to create approximately 10 car parking spaces and tree planting.

The committee debated the favourable attributes of seasoned timber frames in comparison to UPVC frames. Although sympathetic to the particular needs of elderly residents, for example security and ease of use, the committee suggested that alternatives to UPVC were available. The committee commended the Trust in respect of its determination to enhance the character of the environment and advised the Trust to investigate alternative options; particularly timber framed windows complete with double glazing and locks. The committee also recommended the installation of four panel wooden doors and raised no objection (in principle) to the demolition of the outbuildings.

Resolved to commend the Trust's endeavours to preserve and enhance the conservation area and to recommend the Trust to consider the installation of

timber framed double glazed replacement windows, together with timber four panel doors.

84/12 Report on Applications to be Considered

The Conservation Officer presented a report on behalf of the Strategic Director of Neighbourhoods. The report requested the committee's consideration of planning applications which were due to be determined by the Planning Control Committee or the Strategic Director of Neighbourhoods under delegated power. The committee had regard to the aspects of the applications which would affect the character, appearance or setting of a world heritage site, conservation area, buildings of architectural or historic interest, ancient monuments and other sites of archaeological interest.

City Centre Conservation Area

Application No. DER/04/13/00423

& Location: The Silk Mill Industrial Museum, 32 Full Street, Derby DE1 3AF

Proposal: Alterations to museum including removal of fire escape to south elevation, installation of glazed panel to blocked doorway, replacement of entrance doors and canopy, erection of steel gates wall, demolition of paint store to east elevation and enlargement of windows to form door; blocking up of windows and reinstatement of window to toilet block extension to provide toilets at ground floor level together with installation of extract grill and internal alterations to ground floor.

Listed Building: GD2

Application No. DER/04/13/00424

& Location: The Silk Mill Industrial Museum, 32 Full Street, Derby DE1 3AF

Proposal: Alterations to museum including removal of fire escape to south elevation, installation of glazed panel to blocked doorway, replacement of entrance doors and canopy, erection of steel gates wall, demolition of paint store to east elevation and enlargement of windows to form door; blocking up of windows and reinstatement of window to toilet block extension to provide toilets at ground floor level together with installation of extract grill and internal alterations to ground floor.

Listed Building: GD2

A representative of the Derby Museums' Trust presented the application and outlined the first phase of the proposed development. In Mr Ling's absence, Mr Bilson assumed the Chair for the duration of the item.

Resolved to raise no objection.

Darley Abbey Conservation Area

Application No. DER/04/13/00390

& Location: 1 Abbey Yard, and adjacent Bakehouse Darley Abbey, Derby, DE22 1DS

Proposal: Internal and external repairs and alterations for change of use to pilates studio (Use Class D2), 7 serviced office suites (Use Class A2) and formation of car park.

Resolved to raise no objection.

City Centre Conservation Area

Application No. DER/04/13/00403

& Location: Former Derby and South Derbyshire Magistrates Court, Full Street, Derby DE1

Proposal: Change of use from Magistrate's Court (Use Class D1) to Offices (Use Class B1) and Local Studies Library (Use Class D1) and ancillary cafe , erection of substation, railings and formation of seating area and demolition of link over-bridge

Listed Building: LIS

Application No. DER/04/13/00404

& Location: Former Derby and South Derbyshire Magistrates Court, Full Street, Derby DE1

Proposal: Change of use from Magistrate's Court (Use Class D1) to Offices (Use Class B1) and Local Studies Library (Use Class D1) and ancillary cafe , erection of substation, railings and formation of seating area and demolition of link over-bridge

Listed Building: LIS

Resolved to raise no objection but recommend that the applicant makes every effort to secure the early demolition of the (later) police station, thereby enhancing the appearance of the conservation area.

Allestree Conservation Area

Application No. DER/03/13/00328

& Location: Red Cow PH, 2 St. Edmunds Close, Allestree, Derby DE22 2DZ

Proposal: Removal of and re-siting of plant equipment and repair and replacement of external brickwork.

Listed Building: GD2

Application No. DER/03/13/00338

& Location: Red Cow PH, 2 St. Edmunds Close, Allestree, Derby, DE22 2DZ

Proposal: Removal of and re-siting of plant equipment and repair and replacement of external brickwork.

Listed Building: GD2

Resolved to raise no objection.

City Centre Conservation Area

Application No. DER/03/13/00307

& Location: Cathedral Quarter Hotel, 16 St. Mary's Gate, Derby DE1 3JR

Proposal: Installation of timber decking platform with glazed balustrade to front of hotel.

Listed Building: GD2

Application No. DER/03/13/00308

& Location: Cathedral Quarter Hotel, 16 St. Mary's Gate, Derby DE1 3JR

Proposal: Installation of timber decking platform with glazed balustrade to front of hotel.

Listed Building: GD2

Resolved to raise no objection.

City Centre Conservation Area

Application No. DER/03/13/00319

& Location: 43 Iron Gate, Derby DE1 3FT (Lloyds TSB Bank)

Proposal: Display of 5 internally illuminated fascia signs and 3 internally illuminated hanging signs.

Listed Building: GD2

Resolved to recommend refusal on the grounds that every element of the application would be overly-intensive and inappropriate for the listed building which is located within a conservation area. The proposal is contrary to Derby City Council's Shopfront and Advertisement Guide.

City Centre Conservation Area

Application No. DER/04/13/00405

& Location: 9-11, Market Place, Derby DE1 3QE (Walkabout)

Proposal: Relocation of internally illuminated fascia sign.

Listed Building: GD2

Resolved to raise no objection.

Darley Abbey Conservation Area

Application No. DER/03/13/00322

& Location: 3 Darley Street, Darley Abbey, Derby DE22 1DX

Proposal: Retention of removal and re-erection of two boundary walls.

Listed Building: GD2

Application No. DER/03/13/00333

& Location: J E Burns Graphics Ltd, 13 Darley Street, Derby DE22 1DX

Proposal: Retention of removal and re-erection of two boundary walls.

Listed Building: GD2

Resolved to raise no objection.

Friar Gate Conservation Area

Application No. DER/04/13/00348

& Location: Roman House, Friar Gate, Derby DE1 1XB

Proposal: Extension to offices (glazed entrance) and alterations to elevations to include replacement windows and replacement of tile hanging with zinc cladding.

Resolved to raise no objection.

Friar Gate Conservation Area

Application No. DER/04/13/00352

& Location: 30-32 Curzon Street, Derby, DE1 1LL

Proposal: Display of internally illuminated fascia sign.

Resolved to raise no objection.

Friar Gate Conservation Area

Application No. DER/04/13/00435

& Location: Audrey House, 17 Vernon Street, Derby DE1 1FT

Proposal: Erection of smoking shelter.

Listed Building: GD2

Application No. DER/04/13/00436

& Location: Audrey House, 17 Vernon Street, Derby DE1 1FT

Proposal: Erection of smoking shelter.

Listed Building: GD2

Resolved to raise no objection.

Hartington Street Conservation Area

Application No. DER/03/13/00259

& Location: 45 Hartington Street, Derby, DE23 8EB

Proposal: Installation of sash window to front elevation within Hartington Street Conservation Area.

Listed Building: LIS

Resolved to raise no objection.

Little Chester Conservation Area

Application No. DER/03/13/00252

& Location: 113 City Road, Derby DE1 3RR

Proposal: Replacement of windows to front elevation.

Resolved to recommend:

1. refusal on the grounds that the proposed replacement windows are not in keeping with the building or the surrounding conservation area; and
2. that the Conservation Officers contact the applicant to discuss appropriate replacements.

Little Chester Conservation Area

Application No. DER/04/13/00428

& Location: 4a, Chester Green Road, Derby DE1 3SF

Proposal: Variation of Condition No. 3 to extend opening hours and removal of Condition No. 5 to allow use of rear yard, of previously approved planning permission Code No. DER/04/12/00484.

The Conservation Officer informed the committee that the application was withdrawn for consideration.

Railway Conservation Area

Application No. DER/03/13/00281

& Location: Alexandra Hotel, 203 Siddals Road, Derby DE1 2QE

Proposal: Erection of locomotive cab in car park of public house.

Resolved to raise no objection but to recommend that the Conservation Officer verifies the detail relating to the mounting of the carriage in the absence of its bogie.

City Centre Conservation Area

Application No. DER/02/13/00178

& Location: Kings Chambers, 34 Queen Street, Derby DE1 3DS

Proposal: Extensions to offices (lift and WCs) together with installation of solar panels and replacement windows.

At a previous meeting, the committee had recommended refusal of the original proposals and suggested the retention of the gate situ, the relocation of the solar panels, the repair of all windows and the installation of secondary glazing. The committee also considered the proposed cladding surrounding the lift shaft to be inappropriate and recommended that the applicant considered the possibility of relocating the lift or alternatively, contemplating a design which would incorporate the lift through the original brickwork being brought forward.

The Committee was informed that due to on-going discussions between the applicant and the Conservation Officer, the majority of the committee's concerns had been addressed. This was demonstrated in the revised proposals.

Resolved to raise no objection.

MINUTES END