

ITEM 4

Time commenced – 5.15pm

Time finished – 7.20pm

CONSERVATION AREA ADVISORY COMMITTEE 10 MARCH 2005

Present:

Mr K Hamilton (Twentieth Century Society) (in the chair)
Mr D Armstrong (Co-opted)
Mr M Craven (Victorian Society)
Mrs J D'Arcy (Derby Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mrs A Hutchinson (Derby Civic Society)
Mr J Sharpe (Ancient Monument Society)
Mr B Wyatt (RIBA)
Councillor Travis

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)
Ms C Oswald (Development and Cultural Services)

Apologies: Councillors Liversedge and Willits
Peter Billson

56/04 Late Items Introduced by the Chair

There were no late items.

57/04 Declarations of Interest

Mr James declared an interest in applications DER/205/181 – Lowering to two metres and repair of boundary wall at Melton House, 38 Ashbourne Road, and DER/104/66 – Internal alterations and conversion of 38 Ashbourne Road to form four apartments.

58/04 Minutes of the Previous Meeting

The minutes of the meeting held on 10 February 2005 were confirmed as a correct record and signed by the Chair.

59/04 Report on applications determined since the last report

The Committee received an update on previous applications that had been determined since the last report.

60/04 Committee Report

The Committee considered a report of the Assistant Director – Development, concerning applications received and resolved to make the following comments:

City Centre Conservation Area

- a) Code Number DER/105/64 – Display of Non illuminated fascia sign at Church House, Full Street
 - No objection.
- b) Code Numbers DER/105/71 and DER/104 – Display signs at 10 Wardwick
 - No objection to the individual halo lit illuminated fascia sign on the Wardwick frontage and on the side Strand elevation. The committee objected to the proposed size of the illuminated projecting sign on the latter elevation and suggested that the width be substantially reduced as it was considered to be disproportionate to the scale of the building, and visually intrusive in the street scene.
- c) Code Numbers DER/105/72 and DER/105/101 – Alterations to Strand elevation to incorporate ramp and wider doors for disabled access at 10 Wardwick
 - No objection was raised to the access ramp or the proposed widening of the doorway from the Strand entrance to the premises subject to the new doors and altered shop front having a painted finish.
- d) Code Numbers DER/1104/2104 and DER/1104/2105 – Installation of shop front and advertisements at 25 Cornmarket
 - No objection.
- e) Code Number DER/205/270 – Internal alterations to listed building at 1a College Place and 1 Queen Street
 - No objection subject to the agreement of the colour of the paint to the shop front and that the sign is sign written.

Darley Abbey Conservation Area

- a) Code Numbers DER/205/208 and DER/205/238 – Extension to dwelling (dining room, sitting room, wc, bathroom, enlargement of kitchen and bedroom) and formation of vehicular access, 51 Church Lane, Darley Abbey

- Object to the proposal to alter the existing wall. The committee felt that the wall was an important feature of the conservation area and defined the boundary of the Darley House parkland. The conservation area was extended to include the wall which runs along the eastern side of Church Lane.

It was noted that permission had already been given for the similar removal of the wall at 57 and 59 Church Lane. It was felt that the wall at the front of number 51 was more important as, in association with the stone wall boundary of the church opposite, it formed a strong sense of enclosure of the lane at this point. In granting permission for the removal of the wall, it was considered that a precedent would be set for the rest of the lane resulting in the gradual erosion of character through the loss of enclosing wall and also the loss of garden areas and highway verges.

Friar Gate Conservation Area

- a) Code Number DER/205/181 – Lowering to two metres and repair of boundary wall at Melton House, 38 Ashbourne Road
 - The committee objected to the proposal and recommended refusal on the grounds that no justification had been advanced for the lowering of the wall which was a listed curtilage structure that contributed towards the setting of two listed buildings. It was noted that there was no evidence submitted to indicate that the wall was structurally deficient and felt that the normal listed building presumption, to retain the existing wall, at the existing height, should prevail.
- b) Code Number DER/104/66 – Internal alterations and conversion of 38 Asbourne Road to form four apartments, 38 Asbourne Road
 - No objections to the proposal subject to appropriate conditions being imposed that related to joinery details for the new sash windows, external drainage, flues/vents, alterations to brick work and rainwater goods.

(Having declared an interest in the above item Mr James left the meeting during the discussion and voting thereon)

Leyland's Conservation Area

- a) Code Number DER/205/248 – Erection of security fencing and gates, Leyland's Estate, Broadway
 - The committee objected to the proposal and recommended refusal on the grounds that the proposed fence/gates are over-intrusive and inappropriate, and would substantially alter the open character of the conservation area. The committee suggested that the fence be sited behind the existing perimeter hedge and be of a less intrusive form and that the main entrance gates should be of a design appropriate to the period of the conservation area. It was noted that no details had been submitted of the proposed gated entrance on the Penny Long Lane frontage.

Mickleover Conservation Area

- a) Code Number DER/205/216 – Land corner of Uttoxeter Road and Limes Avenue, Mickleover (site of former Petrol Filling Station)
 - The committee strongly objected to the proposal and recommended refusal on the grounds that the proposal was over-intensive, over-dominant and insensitive to the village character having a severe detrimental effect on the setting of the immediately adjacent conservation area and listed buildings. The committee considered that the height of the proposed development and the roof-form were particularly aggressive, and that a more domestic scale of development should be sought in this village-like location, with greater reference from the character of the conservation area in terms of building height, massing and materials. It was noted that there was a number of curtilage listed boundary walls and that if excavation of the ground levels was undertaken, as implied by the proposal, this may result in them being undermined and possible collapse.

Spondon Conservation Area

- a) Code Number DER/1104/2187 Installation of replacement windows at 32 Church Street, Spondon
 - The committee objected to the proposal as presented and recommended that the application be deferred pending the receipt of accurate plans showing full details of an amended proposal. It was suggested that the original window pattern be researched through the local History Society and that notwithstanding the double glazed windows on adjacent properties, it would be preferable to negotiate the reinstatement of single glazed windows.

Strutt's Park Conservation Area

- a) Code Number DER/205/241 – Installation of two windows in side elevation, Strutt's Park House, Chevin Road
 - The committee objected the proposal and recommended that the proposed replacement UPVC windows were uncharacteristic to the design of this particular building and to the Strutt's Park conservation area as a whole. The committee advised that the existing frames should be replaced with matching timber windows.
- b) Code Number DER/205/209 – Demolition of part boundary wall to incorporate two car spaces at 20 North Parade
 - No objection subject to the reuse of existing or matching bricks in any reinstatement works but the committee acknowledged that this was considered to be a particular, unique situation and should not be seen to set a precedent for future proposals.

Others

- a) Code Number DER/904/1261 – Change of use of west block first floor to allow public to paint pottery, Unit E to studio and gift shop and part of Unit H to the teaching of crafts and craft parties, Markeaton Park Craft Village, Markeaton Park
- No objections.

Minutes End