

Time commenced – 5.25pm
Time finished – 7.20pm

CONSERVATION AREA ADVISORY COMMITTEE
10 May 2007

Present: Mr M Craven (Victorian Society) (in the Chair)
Councillors Care, Smalley and Turner
Mr D Armstrong (Co-opted)
Mr P Billson (Derbys Historic Building Trust)
Mrs N Consterdine (Derby Civic Society)
Mrs J D'arcy (Derby Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr M Mallender (Co-opted)

City Council Officers:

Miss Susana Pando (Democratic Services)
Mrs D Maltby (Regeneration and Community)
Ms C Oswald (Regeneration and Community)

67/06 Apologies

Apologies were received from Councillors Poulter, Rawson, Mrs Craven, Mr J James, Mr J Sharp and Mr B Wyatt.

68/06 Late Items Introduced by the Chair

In accordance with Section 100(B) (4) of the Local Government Act 1972, the Chair agreed to admit the following item on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No DER/04/07/00656 – Formation of apartment in the roof space, 28 Hartington Street

The Committee objected to the proposal and recommended refusal on the grounds that the proposed dormers and roof lights, by virtue of their number and size, would introduce undue, excessive clutter into the roof planes to the detriment of the appearance and character of the Conservation Area and which, if repeated on other properties within the terrace, would be seriously undermine their architectural integrity.

Code No DER/04/07/00814 & 00836 - Installation of telecom mast (3 No. antennae, 2 No. equipment cabinets and ancillary development), Darley Abbey Mills, Haslams Lane

The Committee strongly objected and recommend refusal on the grounds that the proposed antennae, cable, cabinets and bollards would have a serious

detrimental impact on the character of this important grade I listed structure within the Darley Abbey Mills complex.

Code No. DER/10/06/01645 – Amendment to previously approved permission DER/506/765 to form additional three apartments, 15-16 Market Place

The Committee objected to the proposal and recommended refusal on the grounds that extension at roof level in the form proposed, despite being set further back from the balustrade than the previous proposal, would nevertheless still be visually dominant & overbearing and would seriously detract from the skyline/eaves silhouette to the serious detriment of the appearance/character of the Conservation Area.

69/06 Declarations of Interest

There were no declarations of interest.

70/06 Minutes of the Previous Meeting

The minutes of the meeting held on 12 April 2007 were confirmed as a correct record and signed by the Chair.

71/06 Report on Applications Determined Since the Last Report

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

72/06 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 No. DER/03/07/00535 - Removal of canopy and glazed door, insertion of glazed door and internal alterations at 11 Iron Gate, Derby (Slug & Lettuce PH, formerly CASA)

The Committee raised no objection.

- b) Code No. DER/03/07/00487 & 00624 Display of non illuminated fascia sign at 23 Corn Market

The Committee raised no objection.

- c) Code No. DER/03/07/00687- Change of use from dry cleaners (Use Class A1) to estate agency (Use Class A2) at 10B Iron Gate

The Committee raised no objection.

- d) Code No. DER/04/07/00806 Display of illuminated fascia sign and cassetted awning, 9-11 Market Place

The Committee objected and recommend refusal on the grounds that the size and design of the proposed awning, the projecting mounted cassette and the large cigarette bins would be visually intrusive within the existing frontage and would have a detrimental impact on the character of the Conservation Area.

- e) Code No. DER/03/07/00461 – Retention of change of use from offices (A2) to beauty salon (sui generis), First Floor, Joseph Wright House, 34 Iron Gate

The Committee raised no objection.

- f) Code No DER/03/07/00570 – Display of non-illuminated post signs, Road Traffic Island of Corporation Street, Full Street and Derwent Street

The Committee objected and recommended refusal on the grounds that the excessive size of the signs and resultant clutter would neither preserve nor enhance the character of the Conservation Area.

Darley Abbey Conservation Area

- g) Code No. DER/04/07/00703 – Extension to dwelling house (kitchen, utility, WC, garage, bedroom, bathroom, dressing room and en-suite), 2 Folly Road, Darley Abbey.

The Committee raised no objection.

Friar Gate Conservation Area

- h) Code No. DER/04/07/00641 & 00752 – Change of use from retail (Use Class A1) to retail (Use Class A1) and hot food shop (Use Class A5), provision of extract duct and replacement of windows, 4A Ashbourne Road

The Committee raised no objection in principle, subject to the details of the installation of the proposed steel extractor duct being to the satisfaction of the Council's Conservation Officer.

- i) Code No. DER/04/07/00635 – Formation of two openings, one at ground floor level and one at lower ground floor level to link offices at 63-64 Friar Gate

The Committee raised no objection in principle subject to details being to the satisfaction of the Council's Conservation Officer.

- j) Code No. DER/04/07/00773 & 00774 – Change of use from office (Use Class B1) to residential (Use Class C3), 58 Friar Gate

The Committee raised no objection.

- k) Code No. DER/03/07/00537 & 00538 - Addition of external enclosure, The Carlton Club, 6 Friar Gate

The Committee raised no objection.

- l) Code No. DER/04/07/788 & 04/07/790 – Demolition of factory building and erection of 38 apartments with associated parking, landscaping and access, 42-48 Ashbourne Road (Former Fantasia Balloons)

The Committee raised no objection to the demolition of the majority of the buildings on the site, but noted that the early 19th century southernmost building is an important part of the historic street scene and is linked to historically to the locally listed 50 Ashbourne Road. In the absence of a historic building survey to justify its demolition the Committee objected to and recommended refusal of the application to demolish the factory building.

Notwithstanding the above recommendation, the Committee objected to and recommended refusal of the proposed apartments as the design was not of sufficient standard and neither preserved or enhanced the character of the conservation area. It was suggested that 50 Ashbourne Road is an integral part of the character of the site and any new development should pay respect to it.

- m) Code No. DER/04/07/00644 & 04/07/00645 – Display of internally illuminated signage, 6 Friar Gate (The Carlton Club)

The Committee raised no objection

- n) Code No. DER/02/07/00255 & 02/07/00257 – Extensions to bar, (first floor terrace and staircase and alterations to shop front at 19-20 Friar Gate (formerly Fat Cat Bar)

The Committee raised no objection in principle to the revised proposal but recommended deferment in the absence of full details of how the toilet accommodation could be constructed without harm to the historic internal fabric of the front, first floor room.

Little Chester Conservation Area

- o) Code No. DER/03/07/00619 - Installation of 3 windows to front elevation at 27 Marcus Street

The Committee raised no objection.

- p) Code No. DER/04/07/00777 – Installation of new windows to front elevation of dwelling house, 12 Chester Green Road

The Committee objected and recommend refusal on the grounds that the design of the proposed replacement windows was of a non-traditional dummy sash which by virtue of its general form of construction, its top-opening form and heavy central glazing bar, would be an inferior replacement to the existing window frames and therefore would fail to preserve or enhance the appearance of the Conservation Area.

- q) Code No. DER/04/07/00722 – Installation of windows in front elevation, 121 City Road, Chester Green

The Committee raised no objection.

Mickleover Conservation Area

- r) Code No. DER/04/07/00766 – Installation of replacement windows in front elevation, 12 Etwall Road, Mickleover

The Committee raised no objection.

Railway Conservation Area

- s) Code No. DER/03/07/00444 - Installation of shop front at 44 Midland Road

The Committee raised no objection to the installation of the shop front but the it was noted that the type of security screen illustrated in the plans was not consistent with the Council's policy and therefore failed to either preserve or enhance the character of the Conservation Area.

Strutts Park Conservation Area

- t) Code No. DER/04/07/00770 – Retention of first floor windows and insertion of ground floor windows in front elevation, 28 Kingston Street

The Committee objected and recommend refusal on the grounds that the design of the proposed replacement windows was of a non-traditional dummy sash which by virtue of its general form of construction and top-opening form would be an inferior replacement to the existing window frames and therefore would fail to preserve or enhance the appearance of the Conservation Area.

- u) Code No. DER/04/07/00785 & 00786 – Extension to dwelling house (bedroom and enlargement of kitchen) and insertion of door and two rooflights, 44 Arthur Street

The Committee objected and recommend refusal on the grounds that the proposed two storey extension would significantly alter the rhythm of the rear elevation of this terrace of dwellings that is highly visible from the adjacent Margaret Street and which forms an important element of the character of the Conservation Area. The proposed door with its two glazed panels was not felt to be a historically appropriate reinstatement and it was suggested that a solid timber panelled door would be more appropriate.

- v) Code No. DER/04/07/00804 – Extension to dwelling (study), Queen Mary Lodge, Duffield Road

The Committee objected and recommend refusal on the grounds that the proposed extension would erode the historic character of this former lodge building to the detriment of the character of the conservation area.

- w) Code No. 04/07/000795 – Extension to dwelling house (sun lounge, store, toilet and utility, 12 Belper Road

The Committee objected and recommend refusal on the grounds that the proposed large extension would be of inappropriate size and design in relation to the main house and therefore would fail to preserve or enhance the character of the Conservation Area. The Committee also felt that such an extension would set an unacceptable precedent for the area.

- x) Code No. DER/04/07/00451 – Installation of windows, 4 Grove Bank, Duffield Road

The Committee raised no objection

- y) Code No. DER/03/07/00397 & 03/07/00398 – Demolish an existing gate pier and erect two new piers to accommodate new gates, St Mary's Rectory, 17 Bridge Gate

The Committee raised no objection

- z) Code No. DER/04/07/00702 – Erection of block of 5 flats with associated parking, land to rear of 11/13 North Street

The Committee objected and recommend refusal on the grounds that the proposed building should be no taller than two storeys and that the design gives no reference to the character of the conservation area. The Committee felt that the overall design was not of a sufficient standard for the Conservation Area. However, no objection would be raised in principle to an appropriately designed building on this site.

- aa) Code No. DER/03/07/00626 & 03/07/00628 – Conversion of mill to form flats and erection of 3 and 4 storey buildings to form 98 apartments, formation of car parking area, erection of railings and demolition of buildings to rear, Bath Street Mills, Bath Street

The Committee had no objection in principle to conversion of the site to residential use. However, it was felt that the elevation treatments, particularly on the east elevation, need greater thought and are not of sufficient quality for new buildings within the World Heritage Site. Objection was raised to the three storey pavilion block on the southern side of the site as it would detract from the setting of the mill buildings. It was recommended that an archaeological assessment should form a part of any permission granted for development on the site.

73/06 George Rennie Award

Consideration was given to nominations for the George Rennie Award.

Resolved to consider nominations on the next meeting.

74/06 Application for a Membership of the Committee

The Committee considered an application for membership of the Conservation Area Advisory Committee.

Resolved to write to the applicant advising him to contact the Twentieth Century Society to support his nomination to the committee.

The Chair of the next ensuing meeting
at which these minutes were signed