

ITEM 4

Time commenced – 5.15pm
Time finished – 6.55pm

CONSERVATION AREA ADVISORY COMMITTEE 10 FEBRUARY 2005

Present:

Mr K Hamilton (Twentieth Century Society) (in the Chair)
Mr M Craven (Victorian Society)
Mrs C Craven (Georgian Group)
Mr M Mallender (Co-opted)
Mrs J D'Arcy (Derby Archaeological Society)
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)
Mrs J Coates (Corporate Services)

Apologies: Councillors Roberts and Tittley
Mr D Armstrong (Co-opted)
Mr C Glenn (IHBC East Midlands)

51/04 Late Items Introduced by the Chair

The Chair allowed the following as late items:

Circulation of documents

Two documents were circulated. They were 'Application of changes to the listing system' from English Heritage and a tourist information leaflet about walks in the City Centre.

Discussion took place about the tourist information leaflet and the implications created by boundaries of the various funding agencies for regeneration purposes.

The future proposal to replace St Alkmund's Way footbridge was discussed and the possibility it would create to extend the footpath trail that takes in the River Derwent. This possible expansion of the trail was identified as a possible project for the Civic Society.

Draft Conservation Plan

It was reported that the first draft of the Conservation Plan for St Helen's House would be available shortly and would be presented to CAAC in the near future. Harry

Hopkinson suggested that it might be possible to distribute the document to members prior to the next meeting on 10 March 2005.

Miller Homes

A report had been submitted to Planning. It was recognised that the views of Little Chester residents were vital to achieve a successful scheme. It was noted that the scheme would be reported back to CAAC at a later date.

George Rennie Award

Members were asked to consider drawing up a short list of proposed schemes for the George Rennie Award. Some suggestions were made, including:

- Rykneld Team Mills
- The Arboretum Project
- Brook Street Chapel
- 28 The Strand

It was agreed to appoint a sub committee at the next meeting to be responsible for the short listing process. Comment was made that all areas, not just the city centre, should be considered.

Cityscape

Harry Hopkinson agreed to obtain a booklet from the URC, detailing Cityscape's master plan.

Markeaton Lodge

It was reported that there was rumour about the possible demolition of Markeaton Lodge. Harry Hopkinson committed to investigate and report back at a future date.

Bollards

Joan D'Arcy reported that a stock of bollards had been discovered at Fletcher's reclamation site, Spondon. There was concern about how the bollards had come to be at the site. Harry Hopkinson commented that there should be an audit trail and agreed to investigate this situation.

52/04 Declarations of Interest

Mr James declared a personal prejudicial interest in application DER/105/55 – Land south of Gatekeepers Cottage, Mickleover Manor

53/04 Minutes of the Previous Meeting

The minutes of the meeting held on 13 January 2005 were confirmed as a correct record and signed by the Chair, subject to Councillor Travis being listed under apologies, Mr Sharp being listed as in attendance and amendment to Minute number 49/04 Railway Conservation Area correction to read Kedleston Road.

54/04 Report on applications determined since the last report

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

55/04 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 Numbers DER/904/1887 and DER/904/1886 – Display of external advertisement at 9 The Strand, Derby.
- No objection. Subject to the number of fixings into the building being minimised.

Darley Abbey Conservation Area

- a) Code Number DER/904/1696 – Relocation of Gas Meter, 6 Darley Street, Darley Abbey
- The Committee noted the presence of two similar external meter cabinets on nearby listed properties but was mindful that these did not have the benefit of listed building consent. The Committee considered that the installation of the meter cabinet into the external wall would cause unnecessary loss of historic fabric to the detriment of the listed building and that the proposed meter cabinet, situated in a highly conspicuous position on the front elevation, would detract from the appearance of this particular building and of this characterful part of the Conservation Area. The Committee was also concerned over the cumulative impact of such proposals at other listed properties on the character of this conservation area within the World Heritage Site and recommended that this application should be refused for these reasons.

Mickleover Conservation Area

- a) Code Number DER/1204/2355 – Land to the rear of 8 Etwall Road, Mickleover
- Subject to the Council's Arboricultural officer being satisfied that the proposed garage would have no detrimental impact on the adjacent tree, the Committee raised no objection to the siting or design of the proposed garage subject to the use of appropriate materials to the satisfaction of the Council's Conservation Officer.
- b) Code Number DER/105/55 – Land south of Gatekeepers Cottage, Mickleover Manor

- The Committee objected to this proposal on the grounds that it would cause the loss of at least one mature, protected tree that makes a positive contribution to the appearance and character of the Conservation Area and to the character of the parkland setting of the grade II listed Mickleover Manor.

It was also considered that the proposed development of this site in advance of the gatekeepers Lodge when approaching along the estate drive, would seriously undermine the design integrity of the recent scheme of enabling development, that has led to the successful restoration of the grade II listed Manor House to the detriment of its setting and the character of the Conservation Area.

Strutts Park Conservation Area

- a) Code Number DER/1204/2397 and DER/1204/2398 – Erection of garage and 2m high garden wall and installation of patio doors, 4 North Parade
- The Committee had no objection in principle to the erection of a garage on the rear boundary of this listed property. It was considered however that a pitched-roof garage as proposed would be inappropriate as the roof form would rise incongruously and in contradiction to the simple rear boundary wall treatment that is characteristic to this grade II listed terrace. It was considered that the elevation portrayed to the rear access should be a simple, parapetted wall with garage door and pedestrian opens, similar to those that exist at the opposite end of the terrace. The Committee suggested that the roof form behind this parapet could either be shallow-pitched or capable of use as a roof garden and that the proposed garage and pedestrian doors should be of timber construction and not a metal up and over door as proposed.

The Committee raised no objection to the proposed replacement, side boundary walls but advised that this should not be stepped down the falling gradient of the rear garden but be built to the overall contours as originally constructed.

With regard to the proposed installation of the patio doors in the rear elevation, the Committee felt that it would be preferable to retain the existing window opening and to reinstate a vertically sliding sash window as originally existed. Should the applicant not be prepared to retain the existing window opening, then the Committee considered that full details of the proposed joinery should be submitted for the approval of the Council's Conservation Officer since the submitted plan contained insufficient detail for these to be properly assessed.

Others

Code No. DER/1204/2324 – Change of use from bungalow to office at 6a – 6b Liversage Almshouses, London Road

No objection subject to appropriate detailing of the external ramped access to the satisfaction of the Council's Conservation Officer.

Code No. DER/105/14 – Display of one non-illuminated freestanding sign at 4-6 Brook Street

Application withdrawn by applicant.

MINUTES END