

Time commenced – 5.15pm

Time finished – 7.40pm

CONSERVATION AREA ADVISORY COMMITTEE 12 April 2007

Present: Mr D Armstrong (Co-opted) (in the Chair)
Councillors Care, Smalley and Travis
Mrs Carole Craven ((Victorian and Georgian Society)
Mrs J D'arcy (Derbys Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mrs N Consterdine (Derby Civic Society)
Mr Sharpe (Ancient Monument Society)
Mr B Wyatt (Nottinghamshire and Derbyshire RIBA)

City Council Officers:

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

60/06 Apologies

Apologies were received from Councillors Poulter, Rawson, Turner and Mr Craven.

61/06 Late Items Introduced by the Chair

There were no late items.

62/06 Declarations of Interest

There were no declarations of interest.

63/06 Minutes of the Previous Meeting

The minutes of the meeting held on 15 March 2007 were agreed subject to the following amendments: to remove Mrs J D'arcy (Derbys Archaeological Society) from the list of those present and to amend the word "resisting" to "reciting" in Code No DER/107/112 – Alterations to listed building to retain and reposition air conditioning units at 73 Friar Gate (102 Social Club) (Friar Gate Conservation Area).

64/06 Report on Applications Determined Since the Last Report

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

65/06 Circular 01/07 and The White Paper 'Heritage protection for the 21st Century'

It was agreed that a collective response would be made on behalf of Advisory Committee by the Chair/Vice Chair by letter direct to the Government Department.

The following actions were agreed to take place:

- It was asked that we/BET (Built Environment Team) clarified the impact such changes would have on the current Conservation Area Advisory Committee.
- The committee asked whether a copy of the City Council's letter responding to The White Paper could be distributed for information once it had been formulated.

66/06 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 Nos DER/02/07/00339 & DER/02/07/00340 – Installation of Shop Front and Display of internally Illuminated Fascia Sign and Externally Illuminated Hanging Sign, 39 Corn Market

The Committee had no objection to the new door detail or extendable awning (DER/02/07/00339). However, objected to and recommended refusal of the advert regulation application (DER/02/07/00340) as the hanging sign, bracket and lighting as the sign and bracket were bulky and projected excessively, and the trough lighting was heavy and unnecessary. There was no objection made to the fascia sign as proposed, subject to the colour being to the satisfaction of the Council's Conservation Officer.

- b) Code No DER/02/07/00279 - Extension and alteration to form 19 apartments, 53-55 Queen Street

The Committee objected and recommend refusal on the grounds that any increase in height would be excessive and have a severe adverse effect on the character of the Conservation Area and the setting of the grade I listed Cathedral. The committee referred to *PPG15: Planning and the Historic Environment*, which stated that the setting of a listed building included to views to and from the building and additionally long distant views that should be retained.

- c) Code No DER/03/07/00496 - Installation of security shutters, 7 Sadler Gate

The Committee raised no objections.

- d) Code No DER/307/529 - 15 - 16 Market Place

The Committee raised no objections subject to applicant providing methodology statement regarding the removal of the existing windows to the satisfaction of the Council's Conservation Officer, to ensure that the stonework was not damaged

- e) Code No DER/307/00591 - Cathedral Green, Full Street

The Committee objected to the overall scheme and recommended refusal of the application, on the basis that the proposals were not in keeping with the essential character of the World Heritage Site and would have an adverse effect on the setting of the grade I listed Cathedral and Silk Mill. Concern was expressed that historic aspects were not examined during the preparation of the overall scheme. Notwithstanding the above recommendation, the Committee made the detailed comments which follow in relation to specific sections of the Design Statement.

Full Street frontage and Cathedral Setting

- The pedestrian route across the area from Sowter Road to Full Street had been removed. This was a 'desire line' and was frequently used across the area to avoid walking next to the busy road.
- The need for the paved area opposite the Cathedral on Full Street was questioned. The seats would only enable a view of the 'back' of the Cathedral. The Committee advised that they would prefer that this paved area be omitted. However, if it was kept as part of the scheme the Committee felt the alignment of the area and the seating should be centred on the centre point of the cathedral rather than to one side, as the current proposal would not visually link the cathedral to the green.
- The Bonnie Price Charlie statue should not be rotated because its alignment was chosen on historic grounds. The statue looks towards London (where the Prince was heading) and photographs can be taken currently of the statue with the Cathedral as a backdrop, which the rotated position would not permit.

Central Open Space

- Concerns were expressed that the proposed footpaths did not represent pedestrian 'desire lines' and stressed that the current uninterrupted green space should be retained as setting for the Silk Mill and the Cathedral. The Committee stated that these were no ancient routes crossing this area, as was suggested in the design statement.

- There were concerns about the potential for the paths to encourage skateboard runs. Measures to prevent skateboarding would potentially have an adverse effect on wheelchair users.
- Concern was expressed about the visual appearance of the blank walled electricity substation next to the Silk Mill. The Committee expressed regret that the proposal did not include enhancement works/screening of this building. It was suggested that the City Council consider possible screen work/treatment to obscure the building.

Events Space

- It was questioned as to why an events space was included in the application as the Market Square provided an existing adequate events space.
- It was noted that the events space was orientated so that the flats on Stuart Street provided the backdrop to events. This was thought to be inappropriate at the entrance of the World Heritage Site and it was suggested that if an events space was required it should be realigned so that the Silk Mill was the backdrop (therefore also creating opportunities for a 'Soe lumière' of the Silk Mill).
- Strong objection was made to the removal of a number of mature trees that line the river bank and contribute to a key Derby view of the Silk Mill from Exeter Bridge. This view would be seriously degraded as part of this proposal (the view appears as the main decoration of the Riverside Restaurant, Derby Council House, indicating its importance). Although the footbridge was not part of this application, the Committee expressed objections to the deleterious effect that this would have on the view along the river.
- Caution was expressed regarding the all night illumination of the area and the possible effect on wildlife.

Mill Race

- It was thought that the Mill race would have a negative affect on biodiversity within the area.
- It was strongly suggested that actual river water could work as a flowing stream. The layout of the proposal includes a dead end where the Committee suggested there was a potential for unsightly silt to build up it. If the use of water from the river was not possible then the Committee suggested that coloured paving showing the width of the race would be appropriate.
- Concern was expressed regarding the maintenance of the Mill race.

Riverside Space

- The Committee felt that the proposal did not address the aims of exploring ways to enhance biodiversity and encourage wildlife which

were stated in the Natural Environment sections on page 11 of the design statement.

- It was noted that the proposed bridge did not form part of this application. It appeared that the bridge design has not been properly integrated into the overall design of the scheme. The Committee believed that it was difficult to comment fully on the treatment of the riverside space without details of the bridge.
- The Committee strongly suggested that a maintenance contract was needed as part of these works. The probable increase in use of the green was likely to leave the space in a poor condition unless a robust maintenance system was put into place.

Darley Abbey Conservation Area

- f) Code No DER/03/07/00402 - Use for canoe storage of former pumping station, with alterations and erection of 2.1m high railings at Pump House, Darley Street, Darley Abbey

The Committee raised no objections provided that care would be taken at the entrance to the playing field in terms of limiting surfacing.

Friar Gate Conservation Area

- g) Code No DER//207/305 – Roof repairs to include the installation of roof vents and ancillary repairs to a listed building at 99 Friar Gate

The Committee raised no objections subject to the repair methods used being to the satisfaction of the Council's Conservation Officer.

- h) Code No DER/02/07/00372 - Change of use from Photo framing shop (Use Class A1) to Photographic/ Portrait Studio (Use Class B1) at 15A Friar Gate)

The Committee raised no objections.

- i) Code No DER/02/07/00361 & DER/02/07/00362 - Demolition and erection of retaining wall to the rear of 12-21 Ponsonby Terrace

The Committee raised no objections in principle subject to a redesign of the scheme to include a concrete retaining wall, with brick skin, only where it served as a retaining structure. The Committee suggested that the upper sections of the brick wall to the coping should be rebuilt as a solid brick wall. The Committee also suggested that the original bricks should be reused where possible and the new stretch of wall should be undertaken in a matching bond to piece in with the existing.

Mickleover Conservation Area

- j) Code No DER/207/241 – The Old Stable Adjacent to 3 Vicarage Road, Mickleover

The Committee raised no objections.

- k) Code No DER/03/07/00586/PRI - Extension to dwelling house (conservatory) at 24 Mickleover Manor, Mickleover

The Committee objected and recommend refusal on the grounds that the design of the proposed conservatory was over complicated, has a poor relationship to the upper floor windows and is proposed to be constructed in UPVC, which was an inappropriate material for an extension within the setting of a listed building and within the Mickleover Conservation Area. It was noted that previous permissions at Mickleover Manor have been given for a conservatory and garden room which were constructed of timber.

Strutts Park Conservation Area

- l) Code No DER/03/07/00436 & DER/03/07/00439 - Demolition of Stable Block and Store formation of two parking bays – Oaklands, 103 Duffield Road

The Committee objected and recommend refusal of the application to demolish the building as the proposal would neither preserve nor enhance the character or appearance of the conservation area. Furthermore, the replacement of the building with car parking spaces was considered to be an inappropriate replacement which would have a negative affect on the area's character and appearance.

- m) Code No DER/03/07/00593 & DER/03/07/00594 - Construction of car port, 14 North Parade

The Committee raised no objections subject to materials and details being to the satisfaction of the Council's Conservation Officer, in particular the bricks used to increase the height of the wall, which should match the existing.

- n) Code No DER/03/07/00460 - Change of use from retail (use class A1) to residential (use class C2) and alterations to external elevations at 40 Arthur Street

The Committee objected and recommend refusal on the grounds that the proposed loss of the shop windows and corner door would destroy the visual evidence of the corner shop, which was an inherent part of the character of this part of the Conservation Area. The Committee raised no objection to the change of use of the property or the alterations to demolish the outbuildings and provide parking spaces behind, but felt that the residential use should be achieved without the loss of the shop windows and corner door.

Others

- o) Code No DER/11/06/01888 - Change of use from Building Society (Class A2) to Retail Academy (Class D1), 3 Corn Exchange, Albert Street

The Committee raised no objections.

Minutes End