

ITEM 4

Commenced: 5.25pm
Concluded: 6.54pm

CONSERVATION AREA ADVISORY COMMITTEE 7 MARCH 2013

Present:	Mr D. Armstrong	Co-opted Member (Chair)
	Councillor Carr	Elected Member
	Mr C. Collison	Institute of Historic Building Conservation
	Mrs J. D'Arcy	Derbyshire Archaeological Society
	Mr J. James	Chamber of Commerce
	Mr M. Mallender	Co-opted Member
	Councillor Turner	Elected Member
	Councillor Wood	Elected Member

Councillor Wood was absent for minute numbers 66/12-70/12 inclusive and part consideration of minute number 71/12. Mr Mallender vacated the meeting during consideration of minute number 71/12 and was absent thereafter.

66/12 Apologies

Apologies for absence were received from Mr P. Billson, Mrs C. Craven, Mr M. Craven, Mr S. Hodgkinson, Mr J. Sharpe and Councillor Stanton.

67/12 Late Items

There were two late items, which were admitted on the grounds of urgency, namely a report on applications determined since the last meeting and a report on applications to be considered.

The Chair amended the order of business to consider the late items prior to item number five (minute number 72/12).

68/12 Declarations of Interest

There were no declarations of interest.

69/12 Confirmation of the minutes of the meeting held on 14 February 2013

The minutes of the meeting held on 14 February 2013 were agreed as a correct record and signed by the Chair, subject to the correction of the spelling of Mr Mallender's name in minute number 62/12.

70/12 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.

71/12 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.

Allestree Conservation Area

Application No. DER/01/13/00065

& Location: 12 Foxes Walk, Allestree, Derby, DE22 2FG

Proposal: Replacement of two velux roof lights with conservation roof lights, installation of two additional conservation roof lights, installation of door and window to east elevation and formation of room in roof space (bedroom).

Listed Building: GD2

Resolved to raise no objection.

Allestree Conservation Area

Application No. DER/06/12/00727

& Location: Old School House, St. Edmund's Close, Allestree, Derby DE22 2DZ

Proposal: Single storey extension to dwelling house (conservatory).

Listed Building: LOC

The committee was minded to raise no objection to the application, after giving consideration to the height of the boundary wall and the existing window material. The committee commented that in differing circumstances, UPVC would not be deemed acceptable.

Resolved to raise no objection.

City Centre Conservation Area

Application No. DER/01/13/00079

& Location: 5 Morledge, Derby DE1 2AW (Harry's Amusements)

Proposal: Installation of a shop front and side access door.

The committee welcomed the application as part of a wider strategy to improve the street. The committee accepted the grill, provided it complied with guidance.

Resolved to raise no objection.

Darley Abbey Conservation Area

Application No. DER/01/13/00074

& Location: 27 Mileash Lane, Darley Abbey, Derby DE22 1DD

Proposal: Erection of 1.5m high boundary fence.

Listed Building: GD2

Resolved to raise no objection.

Friar Gate Conservation Area

Application No. DER/01/13/00019

& Location: 22 Ford Street, Derby DE1 1EE (The Late Bar)

Proposal: Demolition of public house and walls. Erection of three storey mixed use building (retail on ground and first floor, secure parking and three apartments).

The committee discussed the application within the context of the surrounding conservation area and noted that it was located on a prominent site. The Conservation Officer outlined the proposed building materials. The committee suggested that greater detail could be attributed to the entrance, thereby clearly defining it as the main access point to the building. Discussion ensued regarding the proposed colour palette and exterior fine details.

Resolved to raise no objection but to recommend that close attention is paid to the exterior colour palette, roof detailing, eaves, section details through windows, together with greater emphasis of the entry door and that these details are dealt with by condition, following consultation with the Conservation Officers.

Mickleover Conservation Area

Application No. DER/11/12/01395

& Location: 3 The Square, Mickleover, Derby DE3 5DD

Proposal: Replacement of two first floor windows.

Resolved to recommend refusal of the application on the grounds that the proposed design of the replacement first floor windows was not in keeping with the age of the building. The committee recommended the installation of a 'two over two' sash window.

No Conservation Area

Application No. DER/01/13/00059

& Location: Faraday House and Hartley House, RTC Business Park, London Road, Derby DE24 8UP

Proposal: Demolition of Hartley House. Change of use from offices (Use Class B1) to school (Use Class D1) and extensions, formation of associated parking, access and recreational areas.

Listed Building: LOC

The committee questioned the proposed demolition of a locally listed building which was not perceived to be in a structurally poor condition. The committee discussed the historical importance of the building, which was an early example of concrete frame and brick cladding construction. The committee did not feel that there was sufficient justification to demolish an important part of development history within the city. The committee commented that the demolition of the relatively modern section of the building alone, being an extension to the original (former laboratories) would not give cause for concern.

The committee expressed particular concern regarding possible loss of the external artwork featured above the entrance and emphasised the need for its conservation. Should planning permission be granted, the committee requested the preservation of the artwork within the city and preferably on site.

Resolved to recommend refusal on the grounds that Hartley House is an important example of the development of architecture within its era. The locally listed building is located in a prominent position, being in full public view and forms a major contribution to the historic railway environment; both in this area and as part of the city's industrial heritage. A particularly important feature of the building is the entrance and associated artwork.

The committee raised no objection to the proposed change of use.

No Conservation Area

Application No. DER/11/12/01352

& Location: Cemetery, Uttoxeter New Road, Derby DE22

Proposal: Erection of 2m high railings.

Listed Building: GD2

Application No. DER/11/12/01353

& Location: Cemetery, Uttoxeter New Road, Derby DE22

Proposal: Demolition of boundary wall and erection of 2m high railings.

Listed Building: GD2

The Conservation Officer explained that following investigation, the reconstruction of a wall was considered unfeasible as the foundations would disturb approximately one hundred graves. It was reported that the existing (partial) wall would be retained and

railings would be added along the boundary and around the sub station. The officers outlined the proposed materials and explained that a cartouche would be relocated as part of the work.

Resolved to raise no objection, subject to the imposition of conditions (to be agreed by Conservation Officers) pertaining to materials including bricks, wall coping, and railing design.

Strutt's Park Conservation Area

Application No. DER/01/13/00099

& Location: St. Helen's House, King Street, Derby DE1 3EE

Proposal: Display of one illuminated wall sign, one non-illuminated wall sign and one non-illuminated car park sign.

Listed Building: GD1

Application No. DER/01/13/00108

& Location: St. Helen's House, King Street, Derby DE1 3EE

Proposal: Display of one illuminated wall sign, one non-illuminated wall sign and one non-illuminated car park sign.

Listed Building: GD1

Following a request from the committee, the Conservation Officers clarified that the large sign to the south would be made from sheet metal, specifically brushed aluminium. The committee discussed the proposed size, proportion and position of the large sign. Members acknowledged the grade one listed status of the building which, being recently renovated, merited particular attention to design detail. It was agreed that the large sign was not sympathetic to the carefully designed wall. The committee discussed local examples of signage relating to buildings of historic interest and possible alternative designs.

Resolved to:

- 1. recommend refusal of the proposed large wall sign to the south, on the grounds that the material is visually incompatible with the surrounding stone and brick wall. The sheet metal is excessively large and the colour of the sign distracts from the appearance of the listed building. The committee recommends that alternatives should be explored, for example, a stone plaque set into the wall, individual lettering, or a dark background with light lettering;**
- 2. raise no objection to the proposed non-illuminated car park sign or the small signs adjacent to the gates.**

72/12 Green Lane and St Peter's Townscape Heritage Initiative Bid

The committee received a report from the Strategic Director of Neighbourhoods. The Conservation Officer outlined the report and explained that Derby City Council had received a first round approval from the Heritage Lottery Fund to draw up details for an enhancement programme for the area around Green Lane and St Peter's Churchyard.

It was reported that the Townscape Heritage Initiative project aimed to repair and restore the historic and architectural features of buildings in the conservation area, similar to the grant scheme that had been successful in Derby's Cathedral Quarter. It was hoped that funding would provide training opportunities and assist in the further understanding of Derby's history.

The committee welcomed the initiative to improve the area and indicated its support of the bid.

Resolved to

- 1. note the contents of the bid and support, in principle, the proposed Townscape Heritage Initiative phase 2 bid relating to the area around Green Lane and St Peter's Churchyard;**
- 2. request that a map depicting the area encompassed by the bid is circulated to committee members; and**
- 3. request Mr David Ling to draft a letter of support on behalf of the committee.**

MINUTES END