

Time commenced – 5.15pm

Time finished – 6.55pm

CONSERVATION AREA ADVISORY COMMITTEE 16 APRIL 2009

Present: Mr Craven (Victorian Society) (in the Chair)
Councillors Repton, Turner and Wood
Mr D Armstrong (Co-opted)
Ms J D'Arcy (Derbyshire Archaeological and Historical Society)
Mr C Glenn (IHBC East Midlands)
Mr S Hodgkinson (RIBA)
Mr J James (Chamber of Commerce)
Mr D Ling (Derby Civic Society)
Mr M Mallender (Co-opted)
Mr J Sharpe Ancient Monuments Society

City Council Officers:

Ms Debbie Maltby (Regeneration and Community)
Ms Chloe Oswald (Regeneration and Community)

68/08 Apologies

Apologies were received from, Councillors Care and Willoughby. Apologies were also received from Mr P Billson and Mrs Craven.

69/08 Late Items Introduced by the Chair

There were no late items.

70/08 Declarations of Interest

There were no declarations of interest.

71/08 Minutes of the Previous Meeting

The minutes of the meeting held on 12 March 2009 were confirmed as a correct record and signed by the Chair.

72/08 Report on Applications Determined Since the Last Report

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

73/08 George Rennie Award

The Committee considered nominations for the George Rennie Award these included the Quad building in the Market Place, the Cathedral Green and Bridge and Burleigh Mews Stafford Street.

74/08 Allestree Hall

The Committee considered an update report on the progress with Allestree Hall, and requested that this be a standing agenda item.

75/08 Wayfinding and Public Art Strategy Consultation

The Committee considered a report on the results of the consultation process for the Wayfinding and Public Art Strategy, and noted the priority projects and next steps. It was noted that, with regards to the proposed River Derwent Heritage Trail, that there were existing interpretation panels, and these had to be approved by the Derwent Valley Mills World Heritage Site Technical Panel. The Committee also asked that John Smiths Clockmakers, who produce metalwork public art for other districts, be considered for the Council's database of artists. A comment was made that public art needed to be considered as part of a place, and should not come before development or space planning.

76/08 Street Lighting Private Finance Initiative

This item was deferred until the next meeting.

77/08 Committee Report

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

1. City Centre Conservation Area

Code No. DER/03/09/00336 – Installation of internal staircase, 26 Strand

The Committee raised no objection.

Code No. DER/03/09/00269 - Internal alterations to listed building to insert platform lift and balustrade, Derby Museum and Art Gallery, Strand

The Committee objected to the alterations and recommended refusal as it was considered that the arrangement could be rationalised, and there could be alternative solutions that would result in less visual intrusion and intervention into the fabric of the building. It was suggested that this

should be considered as part of an overall strategy for the Log Boat display and that the stairs and lift should be reconfigured as a single unit.

Code No. DER/02/09/00150 – Retention of shop front, 71 Wardwick

The Committee objected to the application for retention of the aluminium shop front, which replaced a Victorian timber shop front, as this alteration results in a detrimental impact on the character of the conservation area. It was recommended that enforcement action be taken to reinstate the original shop front. It was also noted that the internally illuminated signage was unauthorised and that officers should urge the applicant to reinstate the original non-illuminated fascia.

Code No. DER/03/00227 - Display of non illuminated fascia sign

DER/03/09/00224 - Installation of shop front

DER/03/09/00225 - Installation of shop front & display of non illuminated fascia sign, 20 Strand (BSM)

The Committee raised no objection in principle to installation of the shop front and the fascia sign, subject to officer satisfaction with the shop front details, and amendments to the sign lettering, to be negotiated by officers.

Code No. DER/03/09/00251& - Alterations to shop fronts at 10 & 14 Strand, DER/03/09/00252 entrance door at No. 12 and alterations to front elevations at 10-28 Strand

The Committee raised no objection in principle to the alterations to the modern shop fronts at Nos. 10 and 14, alterations to the front elevations of Nos. 10-12, and the entrance door at No. 12, subject to officer satisfaction with details. However, it was noted that the reinstated shop front at No. 28 had a central doorway, and that there was photographic evidence of historic shop fronts with central doorways at other properties on the Strand. The Committee therefore requested that officers negotiate repositioning of the doorways in the current application from the side to the centre of the shop fronts.

2. Friar Gate Conservation Area

Code No. DER/03/09/00300 – Display of 3 internally illuminated fascia signs, 4 Friary Street

The Committee raised no objection.

Code No. DER/02/09/00197 & - Erection of offices, 7 Mill Street
DER/02/09/00198

The Committee raised no objection.

Code No. DER/02/09/00231 & - Change of use and extension of offices
DER/02/09/00232 (2 offices, reception, w.c.s and
enlargement of car port), 3 Mill Street

The Committee raised no objection to the change of use or the extension to the existing building.

3. Mickleover Conservation Area

Code No. DER/03/09/00306 – Extension to dwelling house (garage,
cloaks, lobby, WC and bathroom,) 3
Orchard Street, Mickleover

The Committee raised no objection to the alterations to the rear in principle, but objected to and recommended refusal of the proposed garage as it was considered to be excessive in height in comparison with the principal building, which itself makes a positive contribution to the character of the conservation area. It was noted that the garage, although set back, would be visible from the street and therefore should be reduced in height, and consideration be given to a hipped roof rather than pitched roof form, to better complement the house. The Committee suggested that they would prefer the garage doors to be traditional timber side opening doors rather than 'up and over' doors.

Code No. DER/03/09/00312 – Extension to dwelling house
(Conservatory), 17 Mickleover Manor,
Mickleover

The Committee objected to and recommended refusal of any proposed conservatory extension to this property, on the grounds that the original restriction of permitted development rights at the dwellings at Mickleover Manor were made to maintain the setting of the adjacent listed buildings. It was considered that an extension would have a detrimental effect on the concept of the original development, within the grounds of the grade II listed former Woodlands Hospital, due to the close proximity of this property to the listed buildings, including the grade II listed Church of All Saints. It was noted that previously approved conservatory extensions were located at the rear of properties further away from the listed buildings, which could not be read in the same context.

4. Railway Conservation Area

Code No. DER/02/09/00195 - Display of externally illuminated fascia sign,
4 Midland Road

The Committee raised no objection.

Code No. DER/03/09/00288 & - Display of three internally illuminated DER/03/09/00289 signs, Hallmark Hotels, Midland Road (formerly Midland Hotel)

The Committee objected to and recommended refusal of the application for retention of the three internally illuminated fascia signs, on the grounds that this type of sign was inappropriate for listed buildings and buildings within conservation areas. It was considered that the signs, already installed, result in a detrimental impact on the character of the listed building, as well as the conservation area.

5. Others

Code No. DER03/09/00283 – Formation of car park access for temporary period, 97 King Street (Seven Stars PH)

The Committee raised no objection to the temporary access to the car park. However, concern was expressed that the details of the walls and railings of the car park, adjacent to an important listed building, were dealt with by condition within the Connecting Derby applications without consultation with the Committee, as it was felt that the features impacted on the setting of the adjacent listed buildings and the adjacent conservation area.

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