

Time commenced – 5.15pm

Time finished – 6.40pm

CONSERVATION AREA ADVISORY COMMITTEE 12 AUGUST 2010

Present: Mr D Armstrong (Co-opted) (in the Chair)
Councillor Wood
Mr M Mallender (Co-opted)
Mr J James (Chamber of Commerce)
Mr D Ling (Derby Civic Society)
Mrs C Craven (Georgian Society)
Mrs J D'Arcy (Derbys Archaeological Society)
Mr C Glenn (IHBC East Midlands)

17/10 Apologies

Apologies for absence were received from Mr. Stuart Hodgkinson, Mr. M Craven and Mr. P Billson

18/10 Late items to be introduced by the Chair

Addendum to Item 9: Committee Report to the Conservation Area Advisory Committee.

Friar Gate Conservation Area

DER/06/10/00709 & DER/06/10/00710, Ashgate Primary School, Ashbourne Road Internal alterations including replacement of internal doors, removal of an internal wall, re-opening of an external bricked-up door and formation of double doors.

Listed Building Consent (DER/06/10/00710) and planning permission (DER/06/10/00709) are sought for re-opening of an external bricked up door and formation of a double door, and listed building consent for internal alterations including replacement of internal doors and removal of an internal wall at Ashgate School, a grade II listed building partly within the Friar Gate Conservation Area.

The proposed works are for fire safety precautions at the school and comprise the replacement and refurbishment of internal fire doors and partitions and the re-opening of an external doorway to allow for fire egress and compartmentalisation. There will also be a new doorway from the dining room to allow for emergency egress and from classroom 24 in Block D. The three external exits will require a new ramp to allow easy access for disabled people.

The Committee raised no objections.

19/10 Declarations of Interest

There were no declarations of interest

20/10 Confirmation of the minutes of the meeting held on 15 July 2010

The minutes of the meeting on the 15 July 2010 were agreed as a correct record and signed by the Chair, subject to:

Minute 13/10 being amended to read “the minutes of the meeting held on 10 June 2010” in the minute title and body of the text.

21/10 Report on applications determined since the last meeting

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

22/10 Confirmation of the George Rennie Award Recipient

The committee agreed that the recipients of the award should be Derby College, Maber Architects, Bowmer & Kirkland and Beech Restoration.

23/10 Grants for War Memorials

The committee recommended that officers make the Derbyshire Historic Buildings Trust and Mayor's Office aware of the Grant scheme.

The Committee noted the report.

24/10 City of Derby Local List

It was reported that the final Local List was approved by Council Cabinet on 27 July 2010. It was added that of the 180 nominations, the majority had been approved. The Committee enquired as to how alterations could be made to the list after finalisation and it was reported that officers were in the process of agreeing a protocol with the responsible Cabinet Member, Councillor Holmes. It was confirmed that English Heritage were producing some guidance on the matter and officers would include this in their proposal.

The Committee noted the report.

25/10 Committee Report

City Centre Conservation Area

DER/06/10/00713 – 24A-24B Iron Gate - Retention of externally illuminated fascia sign.

The Committee raised no objections.

DER/06/10/00722 – 5-6 Strand Arcade - Display of vinyl transfer signage on the existing painted boards, two wooden 700mm circular hanging signs and repaint the window frames, doors, panels and front brickwork.

The Committee raised no objections.

DER/06/10/00775 – 19-20 Sadler Gate - Alterations to listed building including refurbishment of sash windows to the front elevation, repairs to roof, internal alterations, alterations to passageway including installation of lighting and non-illuminated board signs.

The Committee raised no objections.

DER/06/10/00803 – 32-33 Sadler Gate - Change of use from retail to restaurant/cafe including erection of extract flue.

The Committee raised no objections in principle, subject to officers negotiating to ensure that the flue is finished in a suitable colour.

DER/07/10/00836 – Assembly Rooms, Market Place - Installation of 12m high mast with wind vane for a temporary period of 12 months.

The Committee raised no objections.

DER/07/10/00872 – 2-8 Strand (including St. James' Yard, 13 and 15 St. James Street and 50 Sadler Gate) - Formation of 16 retail units with central piazza and creation of accesses from Sadler Gate and Strand.

The Committee raised no objections.

DER/07/10/00908 – 48-50 Queen Street - Installation of shop front.

The Committee raised no objections.

Darley Abbey Conservation Area

DER/07/10/00863 – Land at side of 7 Old Lane, Darley Abbey - Revision to previously approved application DER/01/07/0041 (Omission of bay window, addition of 1.0m to kitchen and bedroom and inclusion of 2 roof lights – extension of time limit of previously approved application Code No. DER/05/07/01011 by a further three years).

The Committee raised no objections.

Friar Gate Conservation Area

DER/07/10/00855 – 65 Friar Gate - Change of use from school buildings to offices.

The Committee raised no objections.

Little Chester Conservation Area

DER/07/10/00814 – 234 Mansfield Road - Installation of window on front elevation.

The Committee raised no objections.

Others – Not in Conservation Area

DER/04/10/00413 – Site of Builder Centre, Brook Street - Erection of student accommodation and associated parking spaces.

The Committee felt that the amendments made to the scheme were insufficient in order to address its initial concerns. Members objected to the proposal and recommended refusal on the grounds that:

- The height and massing of the buildings would have a significant negative effect on the setting of the listed building.
- The quality of the design was not considered adequate for the location, particularly along the Brook Street view line.
- The design appeared to be neither a reflection of industrial mill building design nor a modern accommodation block of high quality bespoke design.

DER/03/10/00370 – Land at south car park, Derby Midland Railway Station, Railway Terrace - Erection of multi storey car park and associated link.

The Committee raised no objections in principle but concerns were expressed regarding the potential for the level of lighting to detract from the setting of adjacent listed buildings. It was added that there should not be a high escape of internal light from the car park and the Committee suggested that lighting be kept to the minimum level that could ensure security.

MINUTES END