

Time commenced – 5.15pm
Time finished – 7.05pm

CONSERVATION AREA ADVISORY COMMITTEE
10 AUGUST 2006

Present: Mr M Craven (Victorian Society) (in the Chair)
Mr D Armstrong (Co-opted)
Mr P Billson (Derbyshire Historic Building Trust)
Mrs J D'Arcy (Derby Archaeological Society)
Mrs A Hutchinson (Derby Civic Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mr J Sharpe (Ancient Monument society)
Councillor Rawson

City Council Officers:

Mr H Hopkinson (Regeneration and Community)
Miss R Levy (Democratic Services)
Mrs D Maltby (Regeneration and Community)

14/06 Apologies

Apologies were received from Councillor Travis, Councillor Turner and Mrs C Craven.

15/06 Late Items Introduced by the Chair

There were no late items.

16/06 Declarations of Interest

Mr J James declared a personal prejudicial interest in application DER/706/1127 as his practice acts for the future purchaser.

17/06 Minutes of the Previous Meeting

The minutes of the meeting held on 13 July 2006 were confirmed as a correct record and signed by the Chair.

18/06 Conservation Areas to Which Members are Assigned

It was agreed to defer the final decision on this item until all members were present at the next meeting.

19/06 Report on Applications Determined Since the Last Report

It was agreed to defer the report to the next meeting due to the information not being available.

20/06 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 No. DER/706/1117 – Internal alterations to listed building including redecoration of ceiling, insertion of counters, partition, insertion of timber door to lobby, closing of existing interview room doorway, formation of 2 interview rooms at 7 Market Place.

The Committee raised no objections subject to details of the suspended ceilings and new partition walls being to the satisfaction of the Council's Conservation Officer to ensure that historic features were not damaged.

- b) Code No. DER/706/1118 and DER/706/1119 – Display of internally illuminated projecting sign at 7 Market Place (Natwest Bank)

The Committee objected and recommended refusal on the grounds that any new signage should not exceed the size of the existing projecting sign so that it did not have a detrimental impact on the special character of the listed building.

Darley Abbey Conservation Area

- c) Code No. DER/706/1172 – Extension to dwelling (Kitchen and enlargement of detached garage) 59 Church Lane, Darley Abbey.

The Committee raised no objections.

Friar Gate Conservation Area

- d) Code No. DER/606/1086 – Change of use from offices to A2 (financial and professional services) First Floor Gervase House, 111 – 113 Friar Gate, Derby.

The Committee raised no objections.

- e) Code No. DER/706/1166 – Removal of paintwork from front elevation of listed building, 29 Friar Gate.

The Committee raised no objections subject to the preparation of a panel of brickwork showing a sample of methods of cleaning, to the satisfaction of the Council's Conservation Officer.

- f) Code No. DER/706/1163 – Change of use of first floor from offices to restaurant (use class A3), 102 Friar Gate

The Committee raised no objections subject to a repeat of the conditions related to the consent for change of use of the ground floor. The Committee expressed regret over the loss of historic fabric within this locally listed building and requested that the interior be recorded before the work was carried out.

- g) Code No. DER/07/06/1140 – Installation of 15m high monopole and 3 antennae, 1 dish and equipment cabinet, land at rear of 29 – 31 Ashbourne Road, Derby.

The Committee objected and recommended refusal on the grounds that the 15m high monopole and antennae would be wholly visible from Slater Avenue within the Conservation Area. This would fail to preserve or enhance the character and appearance of the Conservation Area and would be harmful to the setting of the adjacent grade II listed building at 35 Ashbourne Road.

Mickleover Conservation Area

- h) Code No. DER/706/1127 – Erection of dwelling house, land at the front of 8 The Green, Mickleover.

The Committee raised no objections to the principle of the siting of a dwelling house in this location but requested that Officers negotiated improvements to the design and layout of the proposal.

Spondon Conservation Area

- i) Code No. DER/706/1107 – Installation of replacement UPVC windows in front elevation of 33 Park Road, Spondon.

The Committee objected and recommended refusal on the grounds that the proposed UPVC windows would be of a noticeably greater section size than the existing timber window frames and would lead to an unacceptable change to the appearance of the dwelling that would neither preserve or enhance the character and appearance of the Conservation Area. The Committee requested that officers negotiate the reinstatement of the original timber leaded casement windows.

Strutts Park Conservation Area

- j) Code No. DER/706/1216 - Replacement of ground floor and first floor windows at 8 Kingston Street.

The Committee raised no objections and welcomed this application for the reinstatement of timber vertical sliding sash windows, subject to the details being to the satisfaction of the Council's Conservation Officer.

Others

- k) Code No. DER/606/1060 – Site of builders' yard and part of former Parliament Street Mills, Parliament Street.

The Committee noted the improvements that had been made to the previous scheme for the redevelopment of this site but requested that officers negotiate further improvements to the design of the apartments, including the hipped roof details. It was suggested that this feature should project further from the main roof than was indicated on the plans.

Minutes End