

Time Commenced – 5.25pm
Time finished – 7.10pm

CONSERVATION AREA ADVISORY COMMITTEE
12 MAY 2005

Present:

Mr K Hamilton (Twentieth Century Society) (in the chair)
Mr P Billson (Derbyshire Historic Building Trust)
Mr M Craven (Victorian Group)
Mrs J D'Arcy (Derby Archaeological Society)
Mr C Glenn (HBC East Midlands)
Mrs A Hutchinson (Derby Civic Society)
Mr M Mallender (Co-opted)
Mr J Sharpe (Ancient Monument Society)
Councillor Tittley
Councillor Travis

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)
Ms C Oswald (Development and Cultural Services)

Apologies: Councillors Liversedge and Willits
Mr James, Mr Armstrong and Bob Wyatt

69/04 Late Items Introduced by the Chair

The chair allowed the following late items:

Committee Meeting Dates

It was reported that Planning Control would now be taking place on the same dates as Conservation Area advisory Committee due to an eight month trial of holding the meeting twice a month. It was suggested that this meeting be held earlier in the week so that planning officers had enough time to process the information to be used for the planning Control meetings. Discussion took place regarding the most appropriate day to hold the meeting and it was proposed that Wednesday would be the best option.

It was agreed that information on this proposal be circulated to all members of the committee before a final decision was made.

Application

The chair agreed to admit a late item regarding the Installation of commemorative plaque at Derby Magistrates Court, St Mary's Gate (Formerly Shirehall), on the grounds that the application would be out of time for comment if submitted to the next meeting.

Townscape Trail

It was reported that a web-based Townscape Trail is being prepared to promote and celebrate the townscape of the city centre which it is proposed to be launched in June. A draft route was distributed to the Members. The Members were asked if they would like to contribute a commentary to be used along the route. It was suggested that any information that Members would like to submit should be sent to Harry Hopkinson by Tuesday 24 May.

70/04 Declarations of Interest

There were no declarations of interest.

71/04 Minutes of the Previous Meeting

The Minutes of the meeting held on 14 April 2005 were confirmed as a correct record and signed by the chair.

72/04 Report on Applications Determined Since the Last Report

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

73/04 Committee Report

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

Allestree Conservation Area

- a) Code No. DER/305/503 - Formation of rooms in roof space (bedroom and shower) including two dormers and installation of front door and steps – 1 The poplars, Allestree
- The Committee objected and recommend refusal of the application on the grounds that the proposed dormer windows were of an inappropriate size and flat-roof construction and accordingly would be a discordant feature that would detract from the character and appearance of the Conservation Area. Furthermore, it was considered that the proposed projecting front step would disturb the harmony of the front elevation of the terrace of dwellings and would further detract from the appearance/character of the Conservation. The Committee noted the presence of a similar dormer window on the adjacent property but were unfamiliar with the circumstances of that roof extension and whether such circumstances would constitute a sustainable precedent for this element of this current application.

Arboretum Conservation Area

- b) Code No. DER/305/512 – Change of use alterations to form four flats
- The Committee raised no objection subject to satisfactory details of alterations to existing door opening, vent extracts and external waste/soil pipes.

City Centre Conservation

- c) Code No. DER/405/545 – Change of use from residential letting agency (Use Class A2) to nail salon on ground floor
- The committee raised no objection to this application.
- d) Code No. DER/405/594 – Installation of seven uplighters, 9 Strand
- The Committee objected and recommended refusal on the grounds that the proposed uplighters, by virtue of their size, number and proposed siting on the building, would seriously detract from the historic/architectural character and features of this grade II listed building. Concern was further expressed over the previous premature fixing of these light units and the irreparable damage that had been caused to the fabric of the listed building.
- e) Code No. DER/04/05/651 – Installation of commemorative plaque at Derby Magistrates Court, St Mary's Gate
- The Committee raised no objection to this application.
- f) Code No. DER/03/05/00529/PRI – Alterations to shop front and installation of duct raiser
- The Committee raised no objection subject to receipt of amended plans showing the retention of the existing entrance in an unaltered form.

Friar Gate Conservation Area

- g) Code No. DER/305/526 – Erection of 30 apartments on site of 65-71 Ashbourne Road
- The Committee objected and recommended refusal on the grounds that this amended scheme of redevelopment (being of much inferior quality to the presently approved scheme that the Committee strongly objected to) would seriously detract from the appearance and character of the Conservation Area. The Committee was particularly critical of the increased height of the development relative to the adjacent listed building, the inferior quality of materials to be used in the external elevations, the incongruous dormers at roof level and the loss of landscaped area to further car parking.

- h) Code No. DER/405/558 – Change of use from retail (Use Class A1) to residential lettings agency (Use Class A2) – 7-10 Brick Street
- The Committee raised no objection to this application.
- i) Code No. DER/405/561 – Change of use from consulting rooms/offices (Use Class D1) to residential and offices – 12 Vernon Street
- The Committee raised no objection to this application.
- j) Code No. DER/405/604 and DER/405/549 – Change of use from retail (Use Class A1) to restaurant/café (A3) including internal alterations and erection of glazed canopy at 11, 11a and 12 Friar Gate
- The Committee considered this proposal to be of particular concern in view of the original medieval core of the grade II listed building at no. 11 Friar Gate. Deferment of the application was recommended pending the submission of an archaeological building record following which the Committee would wish to undertake a site visit prior to commenting on these applications.

Railway Conservation Area

- k) Code No. DER/305/532 – Alterations to room 153, Midland Road
- The Committee had no objection subject to details of external flues/vents and any soil/waste pipes. The Committee considered that the proposal was poorly presented and was particularly critical of the lack of a floor plan of the Hotel identifying the location of this particular proposal within the building.

Spondon Conservation Area

- l) Code No. DER/305/508 – Erection of dwelling house, land at Orchard Cottage, 23 Church Street, Spondon
- In accordance with the advice of PPG 15, the Committee considered that this application for outline planning permission should not be determined without further details of the proposed dwelling in order that proper account could be taken of its impact within the street scene and on the adjacent trees and the boundary walls, all of which make a major contribution to the appearance and character of this part of the Conservation Area. The Committee had no objection in principle to the proposed siting of the dwelling adjacent to the southern boundary of the site.

Strutts Park Conservation Area

- m) Code No. DER/405/546 – Installation of replacement windows in front elevation, 94 Arthur Street

- The Committee had no objection subject to details being to the satisfaction of the Conservation Officer.
- n) Code No. DER/405/612 – Formation of room in roof space, 105 Arthur Street
- The Committee objected and recommend refusal on the grounds that the proposed front dormer window would be a discordant feature that would interrupt the present continuous front roof slope of this terrace of dwellings and would therefore be harmful to the appearance and character of this part of the Conservation Area. The Committee suggested that a conservation roof-light may be a more acceptable form of alteration to the front roof slope.

74/04 George Rennie Award

The Committee considered and discussed nominations for the George Rennie Award. It was decided that the winner would be Brook Street Chapel.

End of Minutes