

ITEM 4

Commenced: 5.20pm
Concluded: 6.20pm

CONSERVATION AREA ADVISORY COMMITTEE 14 FEBRUARY 2013

Present:	Mr D. Ling	Derby Civic Society (Chair)
	Mr D. Armstrong	Co-opted Member
	Mr P. Billson	Derbyshire Historic Buildings Trust
	Councillor Carr	Elected Member
	Mr C. Collison	Institute of Historic Building Conservation
	Mrs C. Craven	Georgian Group
	Mrs J. D'Arcy	Derbyshire Archaeological Society
	Mr S. Hodgkinson	Royal Institute of British Architects
	Mr M. Mallender	Co-opted Member
	Mr J. Sharpe	Ancient Monuments Society
	Councillor Stanton	Elected Member
	Councillor Wood	Elected Member

Mr Mallender vacated the meeting during consideration of planning application number DER/01/13/00080, Derby Cathedral Church of All Saints, Iron Gate, Derby DE1 3DY, recorded in minute number 65/12.

Mr Collison vacated the meeting during consideration of planning application number DER/12/12/01535, Poplar Nook, Allestree, Derby DE22 2DW, recorded in minute number 65/12.

60/12 Apologies

Apologies for absence were received from Mr M. Craven, Mr J. James and Councillor Turner.

61/12 Late Items

There were no late items. The Chair, however, welcomed Mr Collison to the committee, who was fulfilling the member vacancy for a representative of the Institute of Historic Building Conservation.

62/12 Declarations of Interest

Mr Mallender declared an interest relating to minute number 65/12 (planning application number DER/01/13/00080, Derby Cathedral Church of All Saints, Iron Gate, Derby DE1 3DY) and left the meeting room during consideration of the application.

Mr Collison declared an interest relating to minute number 65/12 (planning application number DER/12/12/01535, Poplar Nook, Allestree, Derby DE22 2DW) and left the meeting room during consideration of the application.

63/12 Confirmation of the minutes of the meeting held on 17 January 2013

The minutes of the meeting held on 17 January 2013 were agreed as a correct record and signed by the Chair.

64/12 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.

65/12 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.

City Centre Conservation Area

Application No. DER/01/13/00080

& Location: Derby Cathedral Church of All Saints, Iron Gate, Derby DE1 3DY

Proposal: Installation of window guards.

Listed Building: GD1

In response to the committee's query regarding the materials proposed to be used, the Conservation Officer confirmed that wire mesh grilles (as used elsewhere on the building) constructed from black powder coated steel would be used. The committee noted that work would be required to repair windows using lead paned clear glazed glass and discussed the impact of the mesh material upon the appearance of both the windows and the building in its entirety.

The committee appreciated the need to protect the windows but questioned whether alternatives had been explored, for example, toughened lead paned glass, which would negate the use of the mesh. The committee expressed concern that use of new glass would not compliment the original remaining panes and suggested that the applicant should consider the use of glass appropriate to the age of the building.

Resolved to recommend refusal on the grounds that the proposed mesh would be intrusive, detracting from the appearance of the building and to recommend that less intrusive solutions be explored.

City Centre Conservation Area

Application No. DER/06/12/00727

& Location: 27 Wardwick, Derby DE1 1HA (former Kwao Thai Restaurant)

Proposal: Change of use from restaurant (Use Class A3) to Public House (Use Class A4) external alterations to front elevation and erection of outdoor bar servery and smoking shelter.

Listed Building: GD2

Application No. DER/06/12/01033

& Location: 27 Wardwick, Derby DE1 1HA (former Kwao Thai Restaurant)

Proposal: Change of use from restaurant (Use Class A3) to Public House (Use Class A4) external alterations to front elevation and erection of outdoor bar servery and smoking shelter.

Listed Building: GD2

The committee was informed that following comments arising from previous applications, the applicant had commissioned a detailed heritage statement, which tracked the evolution of the building. On the basis of the information contained within that statement, the revised proposal incorporated the retention of the masonry stair, the removal of the open tread stair and the installation of a new stair case at the rear of the building.

Resolved to raise no objection.

Friar Gate Conservation Area

Application No. DER/11/12/01372

& Location: 64 Friar Gate, Derby DE1 1DJ (Bakewells Solicitors)

Proposal: Erection of 1m high railings to front and side.

The committee expressed a preference for the use of cast iron railings and suggested that the applicant could reference photographic records, sourced through the national monuments record.

Resolved to raise no objection but to strongly recommend that the applicant makes reasonable enquiries to establish the nature and style of the original railings and if possible, to reinstate the railings using the original fixing holes in the stone.

Green Lane and St Peter's Conservation Area

Application No. DER/01/13/00008

& Location: 130 Green Lane, Derby DE1 1RY

Proposal: Change of use from day nursery (Use Class D1) to 4 flats (Use Class C3) erection of Green Lane frontage, installation of satellite dish and new replacement windows, erection of first floor balcony to south elevation and erection of 2m high boundary fence to Mercian Way

frontage.

Resolved to recommend refusal on the grounds that:

- 1. the proposed replacement UPVC windows are unsympathetic to the appearance of the building, which is both prominent and visible from the conservation area;**
- 2. the proposed Juliet balcony and multi-coloured glazed bricks are not appropriate to a building of this age and type; and**
- 3. should the windows be replaced, the use of timber framed windows (to match existing) would be appropriate.**

The committee raised no objection to the proposed change of use or to the erection of a 2m high boundary fence to the Mercian Way frontage.

Little Chester Conservation Area

Application No. DER/11/12/01431

& Location: Premier Stores, 1 Alfreton Road, Derby DE21 4AA

Proposal: Extension to retail unit at ground floor and first floor extension to form additional flat.

The committee felt that this application concerned a building which was located in a prominent location within the conservation area. The committee acknowledged that the original building contributed towards a contemporary part of twentieth century development in the area. The committee suggested that the proposed development of the building should either blend, thus being consistent with the existing surroundings, or represent a strength of character in its own right.

Resolved to recommend:

- 1. refusal on the grounds that the proposal is unsympathetic to the character of the building, which is located in a prominent position within the conservation area and consequently, would cause a negative impact upon the appearance of the surrounding area; and**
- 2. that should planning permission be granted, an archaeological condition is imposed.**

No Conservation Area

Application No. DER/12/12/01535

& Location: 15 Poplar Nook, Allestree, Derby DE22 2DW

Proposal: Two storey rear extension to dwelling house (office, bedroom and enlargement of kitchen).

The committee observed that the building was visible from a conservation area, namely the private road servicing Poplar Nook. The committee considered the proposed materials and the impact upon the nearby conservation area, from which the developed building would be visible.

Resolved to recommend refusal on the grounds:

1. that the proposed design and massing would be intrusive and consequently, the appearance would be detrimental to the nearby conservation area, from which the developed building would be visible.

MINUTES END