

ITEM 5

Time commenced – 5.15pm

Time finished – 6.55pm

CONSERVATION AREA ADVISORY COMMITTEE 2 NOVEMBER 2006

Present: Mr M Craven (Victorian Society) (in the Chair)
Councillors Care, Rawson, Poulter, Smalley and Turner
Mr D Armstrong (Co-opted)
Mr P Billson (Derby Historical Buildings 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)
Mr B Wyatt (RIBA)

City Council Officers:

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

33/06 Apologies

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

34/06 Late Items Introduced by the Chair

In accordance with Section 100(B)(4) of the Local Government Act 1972, the Chair agreed to admit the following item on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No. DER/1006/1567 – Erection of screen for public information outside Tourist Information office, Market Place.

The Committee objected to the proposal and recommended refusal on the grounds that the proposed screen would be an over-dominant and inappropriate intrusion into the historic open space of the market place and it would therefore neither preserve nor enhance the character of the City Centre Conservation Area. The Committee felt that the introduction of the screen, projecting images 24 hours a day would adversely affect the special integrity of the Market Place's public open space.

35/06 Declarations of Interest

Mr Mallender declared a prejudicial interest in application DER/10/06/01637/PRI – Retention of 2.13m Garden Gates and 1.8m vehicular access gates. Prospect House, 27 Park Road, Spondon.

36/06 Minutes of the Previous Meeting

The minutes of the meeting held on 14 September 2006 were confirmed as a correct record and signed by the Chair, subject to the addition of Mr P Billson and Mrs J D'arcy onto apologies.

37/06 Report on Applications Determined Since the Last Report

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

38/07 Updating the City of Derby Local List

Harry Hopkinson reported that following a review of the work programme of the Environmental Sustainability Unit's Built Environment team, the City Council was updating the Local List. It was noted that the current list was very old and that members of the public would be encouraged to view the list and make suggestions of buildings that should be included. Harry Hopkinson advised that a small panel be set up to review the suggestions put forward and to recommend those for inclusion on the revised list.

The Committee agreed that this was a good idea as a large amount of research had been conducted by local residents of Derby. It was suggested that an officer from the museums be a member of the panel as they would have a huge amount of local knowledge. After some discussion the Committee decided that the two members to put forward to sit on the Local List Panel would be Max Craven and Peter Billson.

Resolved to note the report and nominate Max Craven and Peter Billson to sit on the Local List Panel.

39/06 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/1006/1638 – Extension to public house (retractable awning) at 3 Albert Street (Metro Bar)

The Committee resolved to defer the application due to the absence of any detail of the proposed blind box and how it was to be incorporated into the fascia of the building. The Committee also requested details of any cigarette-end receptacles that may need to be provided and fixed to the exterior of the building. Due to the general context of the proposal, the committee questioned whether the Council should establish a policy for the co-ordinated control of these sorts of structures.

- b) Code No DER/306/561 – Formation of 16 retail units, central piazza and pedestrian accesses. 2-8 Strand, 15-25 James' Street, St James' yard and 50 Sadler Gate.

Code No DER/306/562 – Alterations to form 16 retail units. 2-8 Strand, 15-25 James' Street, St James' yard and 50 Sadler Gate.

The Committee reiterated its general support for the proposal as expressed at a previous meeting on the 18 May 2006. However the members were disappointed to note that the amended plans failed to address the concerns that related to the poor detailing of the proposals in terms of elevations (both front and rear), shop front design (could the existing shop fronts within the Tram Shed be retained), the roofscape and the quality of building materials and floor finishes.

The Committee noted the submitted details regarding the alterations to the Strand elevation of the listed building and to 50 Sadler Gate and recommended that these elements of the scheme should not be accepted. The members felt that there was no justification for the alterations to the listed building that involved permanent loss of historic fabric around the existing ground floor window. It was considered that the proposed alterations to 50 Sadler Gate would cause unnecessary harm without any tangible benefits to the intimate character of the existing pedestrian access off Sadler Gate which forms a distinctive and attractive feature within this part of the conservation area.

- c) Code No DER/906/1551 – Erection of fencing gates. Rear of the Assembly Rooms, Market Place.

The Committee raised no objections.

- d) Code No DER/09/06/01532/PRI – Display of 2 internally illuminated fascia signs and 2 internally illuminated projecting signs. 15 Victoria Street, Derby (Boots)

The Committee raised no objections.

Darley Abbey Conservation Area

- e) Code Nos DER/906/1552 and DER/906/1553 – Extensions to cottages. 2 kitchens, 2 bathrooms, bedroom and re-division of No 4 and 5 into separate dwellings. Removal of porch at No.5, refacing existing extension and insertation of windows and doors on front and rear elevation. All at 3. 4 and 5 Abbey Yard, Darley Abbey.

The Committee raised no objections to the proposal subject to an appropriate archaeological condition requiring a watching brief, the proper sensitive reinstatement of the gable elevation following removal of the porch. Plus details of all external materials, joinery and rainwater goods being to the satisfaction of the Council's Conservation Officer.

Friar Gate Conservation Area

- e) Code No DER/09/06/1524/PRI – Display of 2 externally illuminated fascia signs. Site of Former Day Nursery, Cavendish Street, Derby.

The Committee objected to the proposal and recommended refusal on the grounds that the level of illumination would be excessive, especially the proposed uplighters that would cause excessive light pollution of the night sky. The Committee recalled the intention to provide a piece of wall mounted public art on the Ford Street elevation of this new development and felt that the proposed "star" was an inappropriate substitute, even for a temporary period. The members indicated that it would have no objection to a non-illuminated letter sign on the Ford Street elevation but felt that there was no justification for any advertisement on the Friar gate elevation due to its architectural integrity.

Little Chester Conservation Area

- f) Code No DER/10/06/01651/PRI and DER/10/06/01657/PRI – Demolition of existing single storey office and erection of single storey office. Severn House, 18 Alfreton Road.

The Committee raised no objections to the proposal subject to an appropriate archaeological condition that required a watching brief, the side elevation being stuccoed finished to match the front elevation of the existing main building and the use of matching materials.

Mickleover Conservation Area

- g) Code No DER/09/06/1502/PRI – Insertion of buttresses to support boundary wall. All Saints Vicarage, Etwall Road, Mickleover, Derby.

The Committee raised no objections.

Spondon Conservation Area

After declaring a prejudicial interest, Mr Mallender left the meeting during the discussion of the following application.

- h) Code No DER/10/06/01637/PRI – Retention of 2.13m Garden Gates and 1.83m vehicular access gates. Prospect House, 27 park Road, Spondon.

The Committee raised no objections to the proposal subject to the gates being paint finished.

Strutts Park Conservation Area

- i) Code No DER/10/06/1644 – Conversion of dwelling to 2 dwellings and formation of access. 52 Belper Road.

The Committee raised no objections to the proposed creation of two dwellings subject to an alternative form of car parking that would retain the integrity of the front boundary wall.

Others

- j) Code No DER/10/06/01640 – Alterations to Church (Installation of Protection for 9 windows) – St Peter's Church, Church Street, Littleover.

The Committee raised no objections.