

Time commenced – 5.15pm

Time finished – 7.45pm

CONSERVATION AREA ADVISORY COMMITTEE 9 SEPTEMBER 2010

Present: Mr D Armstrong (Co-opted) (in the Chair)
Councillor Wood
Mr M Mallender (Co-opted)
Mr D Ling (Derby Civic Society)
Mr M Craven (Victorian Society)
Mr S Hodgkinson (RIBA)
Mr J Sharpe (Ancient Monument Society)

26/10 Apologies

Apologies for absence were received from Mr P Bilson, Mrs Craven and Mr J James.

27/10 Late items to be introduced by the Chair

There were no late items.

28/10 Declarations of Interest

There were no declarations of interest

29/10 Confirmation of the minutes of the meeting held on 12 August 2010

The minutes of the meeting on the 15 July 2010 were agreed as a correct record and signed by the Chair.

30/10 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.

31/10 Committee Report

Allestree Conservation Area

DER/07/10/00891 & DER/07/10/00892 – 8 Cornhill, Allestree – Erection of
garden shelter

Although no objection was raised in principle to a garden shelter of the size and material proposed, the Committee objected to this particular proposal and recommended refusal on the grounds that the construction would involve the permanent removal of part of the historic fabric of the listed boundary wall and suggested that an alternative solution could be explored to avoid this.

City Centre Conservation Area

DER/07/10/00904 – 35 & 36 St. Mary's Gate – Replacement of vertical sliding sash window on second floor

Although the Committee queried the accuracy of the surveyed profile of the staff bead, no objection in principle was raised to the replacement sash window subject to officer satisfaction with this detail.

DER/07/10/00920 – Derby Central Library and Museum, Wardwick – Alterations to disabled access lobby, removal of fixed shelving and benching, installation of reception counter and electric and data floor boxes

The Committee raised no objection.

DER/07/10/00955 – 36 Corn Market – Change of use from retail (use class A1) to bookmakers (use class A2), installation of shop front, air conditioning units and 4 satellite dishes

The Committee raised no objection in principle to the change of use, or to the proposed air conditioning units and satellite dishes which would be difficult to view, but this was subject to officer confirmation that there would still be access to the upper floors of the building, bearing in mind that the upper floors of the building could become at risk if access was not possible. The Committee objected to and recommended refusal of the proposed shop front as the materials of the shop front were considered to be an inappropriate modern material for use on this historic building, on a shop front of modern design, in accordance with the draft Shop Front and Advertisement guidance and PPS5. The Committee noted its regret that the opportunity had not been taken to reinstate the historic shop front or at least decrease the height of the fascia sign to line up with the console brackets and improve the proportions.

DER/07/10/00956 & DER/07/10/00957 – 36 Corn Market – Installation of shop front, air conditioning units, 4 satellite dishes and display of externally illuminated fascia sign and externally illuminated projecting sign

The Committee reiterated its comments in relation to the planning application regarding the air conditioning units and shop front. No objection was raised to the traditional hanging sign. However, Committee objected to and recommended refusal of the aluminium fascia sign and two strips of overhead lighting on the existing modern sized fascia which was out of proportion with the rest of the shop front, on the grounds that the sign would be of an inappropriate material and the lighting would be excessive and would highlight

even further the inappropriate design of the shop front, in accordance with the draft Shop Front and Advertisement guidance and PPS5.

Darley Abbey Conservation Area

DER/08/10/00987 – Darley Park, Darley Abbey – Formation of footpath/cycle route and modification of existing paths

The Committee noted the changes from the previously refused application and raised no objection in principle, provided that any associated signage was unobtrusive and kept to the minimum height and number that may be required.

DER/08/10/00991 & DER/08/10/00992 – 9 New Road, Darley Abbey – Demolition of part of boundary wall and erection of 1.8m high gates (extension of time limit of previously approved Listed Building Consent application Code No. DER/05/07/00886 by a further three years)

The Committee raised no objection.

Friar Gate Conservation Area

DER/07/10/00947 – 50-51 Friar Gate – Alterations to listed buildings including removal of internal walls, blocking up of doorways and replacement of doors to form 2 offices

The Committee raised no objection.

DER/08/10/00958 – 6 Vernon Street – Change of use from Officers (use classes A2/B1) to offices and training centre (use class D1)

The Committee raised no objection.

DER/08/10/00969 – Jacksons Mill, 37 Bridge Street – Erection of 4 flag poles

The Committee noted that the flag poles proposed would be 10 metres in height, not 5 as reported in the agenda, and objected to and recommended refusal of all four. Objection was raised in accordance with PPS5 as it was considered that the two flag poles on Nuns Street and the two flag poles on Bridge Street would result in an inappropriate visual intrusion into the setting of the heritage assets.

Hartington Street Conservation Area

DER/04/10/00484 – 119 Osmaston Road – Display of 1 non illuminated freestanding sign and 2 externally illuminated fascia signs

The Committee objected to and recommended refusal of all three proposed signs, on the grounds that the two fascia signs, due to their size, position on the building and material would have an adverse impact on the character and

appearance of the conservation area, and the height of the freestanding sign would be visually intrusive would also result in an adverse impact on the conservation area.

DER/07/10/00869 – 21 Hartington Street – Formation of flat in roofspace

The Committee raised no objection.

Others – not in Conservation Areas

DER/07/10/00812 – Chambers House, 112 Green Lane – change of use from a guest house (use class C1) to a house in multiple occupation (sui generis use)

The Committee raised no objection.

DER/08/10/00997 – 146 Chaddesden Lane, Chaddesden – alterations and extensions to dwelling and erection of two dwellings with associated means of access

The Committee raised no objection in principle to the proposed development. However, because the development would result in a requirement to partially demolish the front of 146 Chaddesden Road to allow for the associated means of access, Committee objected to and recommended refusal of the proposal as it would have an adverse impact on the historic form of this locally listed building. It was noted that the location of the building on the back of the footpath was considered to be part of its historic importance.

Railway Conservation Area

DER/07/10/00853 – 1 Railway Terrace (Brunswick Inn) – display of externally illuminated projecting sign and non illuminated fascia and board signs

The Committee raised no objection in principle to the three proposed signs, with external illumination of the hanging sign, subject to officer negotiation of the following details: a) the removal of the existing bracket of the hanging sign to be replaced with a bracket of a modern type was not considered to be appropriate having regard to the historic character of the building and it was requested that officers negotiate retention of this sign; b) having regard to the historic character of the building, the Committee requested that officers negotiate a change of material of the fascia sign and amenity board from aluminium to timber; c) it was felt that the fascia board, due to size and position, interfered with the architectural features of the building and Members requested that historic photos be investigated for evidence of original signage and officers negotiate to have the fascia sign either amended to match this if appropriate or otherwise amended in depth and position to have a better relationship with the architecture of the building.

DER/08/10/01030 – 6-7 Midland Road – display of 2 externally illuminated fascia signs

The Committee raised no objection. It was noted that overhead trough lights that are the same width as the fascia are usually not acceptable in conservation areas, but it was considered that the proposed trough light in this instance, due to the size, profile and position just under the cornice, would be visually acceptable.

DER/04/10/00410 – 29 North Street – retention of alterations to roof

The Committee objected to the retention of the synthetic slates as the use of this material which was inferior to natural slates was considered inappropriate in an historic conservation area, and Members requested that enforcement action be taken as soon as possible in relation to the unauthorised synthetic slates and concrete tiles that have been used as a reference by the applicant as justification for the retention.

DER/07/10/00949 – 62 Otter Street – erection of railings and gate

The Committee welcomed the reinstatement of railings and raised no objection in principle. However, the modern design with ball finials and slim sections was not considered to be appropriate for this age of building and it was requested that officers negotiate a more appropriate design.

Strutt's Park Conservation Area

DER/08/10/01029 & DER/06/10/00728 – 97 King Street – display of various non-illuminated signage to public house

The Committee raised no objection in principle to the 9 proposed signs but requested that officer negotiate if practical re-positioning of sign 'A' to be fixed directly to the wall facing 85 King Street where the current banner sign was, rather than being fixed on poles to project over the top of the wall as it was felt that this would be less visually intrusive into the setting of the listed building.

MINUTES END