

Time commenced – 5.23pm
Time finished – 7.42pm

CONSERVATION AREA ADVISORY COMMITTEE 18 MAY 2006

Present: Mr Keith Hamilton (Twentieth Century Society) (in the Chair)
Mr Michael Mallender (co-opted)
Mr Max Craven (Victorian Society)
Mrs Joan D'Arcy (Derby Archaeological Society)
Mrs Ann Hutchinson (Derby Civic Society)
Mr John Sharpe (Ancient Monument society)
Mr Donald Armstrong (co-opted)

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)

79/05 Apologies

Apologies were received from Councillors Samra and Travis, Mrs Craven, Mr P Billson and Mr B Wyatt.

80/5 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 items on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No. DER/406/649 - Insertion of rooflight, reinstatement of archway, internal alterations (insertion of utility room door and closure of cupboard opening) and insertion of gate in boundary wall at 1 Mill Cottages, Darley Abbey Mills, Haslams Lane.

81/05 Declarations of Interest

There were no declarations of interest.

82/05 Minutes of the Previous Meeting

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

The Committee requested that all reports and minutes were received by members in sufficient time to allow appropriate consideration.

83/05 The George Rennie Award

The Committee agreed to award the George Rennie Award 2005/06 to the The Royal Building Canopy.

84/05 Report on Applications Determined Since the Last Report

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

85/05 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

1. Code No. 306/556 - Extensions to dwelling (utility room, cloaks, games room and bedroom) – Fairlawns, 22 Kings Croft, Allestree

The Committee raised no objections subject to the use of matching materials. It was also requested that the County Archaeologist be invited to comment on the likelihood of there being archaeological remains associated with previous and earlier vicarages standing on the site.

City Centre Conservation Area

2. Code No. DER/306/561 - Formation of 16 retail units, central piazza and pedestrian accesses - 2-8 Strand, 15-25 St. James' Street, St James' Yard and 50 Sadler Gate
3. Code No. DER/306/562 - Alterations to form 16 retail units - 2-8 Strand, 15-25 St James' Street, St James' Yard and 50 Sadler Gate

The Committee objected to the principle of the scheme as a whole, that was very much supported by the Committee, including the proposed demolition of the existing buildings. There was however a general concern over the poor detailing of the proposal in terms of elevations (both front and rear), shop front design (could the existing shop fronts within the Tram Shed be retained), roofscape, quality of building materials/floor finishes, the absence of detailing regarding alterations to the listed frontage on The Strand and particularly, the proposed alterations to no. 50 Sadler Gate to widen the access. It was requested that the scheme be given further detailed consideration and that any future amended scheme be referred back to the Committee for further consideration.

Friar Gate Conservation Area

4. Code No. DER/306/492 – Installation of 15m high monopole with three antennae, one dish and equipment cabinet, land at rear of 29-31 Ashbourne Road

The Committee objected and recommend refusal on the grounds that the 15 m high monopole/antennae, being wholly visible from Slater Avenue within the Conservation Area, 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.

Markeaton Conservation Area

5. Code No. 306/559 – Demolition of stables and extension to dwelling, to form accommodation for dependent relative (kitchen, lounge, hall, bedroom and en-suite) The Old Forge, Markeaton Lane

The Committee raised no objections in principle but the Committee requested that Officers negotiate amendment to the proposal to remove the roof dormers and the use of conservation rooflights if such additional natural lighting is necessary; ensure the use of original, reclaimed materials using the same brickbond and lime mortar; appropriate detailing of windows/doors, ventilation, rainwater goods etc. It was also requested that any remaining artefacts/features associated with the historic use of the building as a forge should be fully recorded as an archaeological record.

Railway Conservation Area

6. Code No DER/306/550 - Formation of two apartments in roof space, Amber House, Railway Terrace

The Committee objected and recommend refusal on the grounds that the gabled dormer window would appear an inappropriate and discordant architectural element on this commercial building that stands as a landmark building close to the change in direction of Railway Terrace. Similarly it was considered that the introduction of rooflights would interrupt the continuity of the highly visible roof slopes and that cumulatively, the proposals would erode the architectural integrity of the building to the detriment of the appearance and character of the Conservation Area.

Spondon Conservation Area

7. Code No. 406/604 – Extensions to dwelling (Conservatory) and insertion of window in front elevation – 56 Church Street, Spondon

The Committee raised no objections.

Others

8. Code Nos. DER/406/697 & DER/406/698 Erection of temporary building (classroom) for a maximum of three years at Derby Independent Grammar School for Boys, Rykneld Road, Littleover

The Committee objected and recommend refusal on the grounds that the proposed temporary buildings would be detrimental to the setting of the immediately adjacent grade II listed building. The Committee noted it's previous recommendation in respect of application ref. DER/ 106/74 and reiterated it's concern over the numerous requests for the grant/renewal of temporary planning permissions at this site and considered that in future, these should only be considered within the context of a long-term development/business plan of the school. It was further noted that the parent Planning Committee had apparently endorsed these concerns in it's determination of those previous applications at it's meeting on the 11 May 2006.

Late Item

9. Code No. DER/406/649 - Insertion of rooflight, reinstatement of archway, internal alterations (insertion of utility room door and closure of cupboard opening) and insertion of gate in boundary wall at 1 Mill Cottages, Darley Abbey Mills, Haslams Lane

The Committee raised no objection to the proposed internal alterations but considered that the proposed roof light was excessive in size relative to the size of roof slope, and requested that it be reduced in size accordingly. The Committee objected and recommended refusal of that part of the application relating to the insertion of the gated opening within the boundary wall on the grounds that there was no justification for the breach of the historic mill-yard wall which remained in it's original form and was thus important to the setting of the listed mill complex within the World Heritage Site.

MINUTES END