

Time commenced – 5.15pm
Time finished – 6.40pm

CONSERVATION AREA ADVISORY COMMITTEE
15 February 2007

Present: Mr M Craven (Victorian Society) (in the Chair)
Councillors Care and Poulter
Mr D Armstrong (Co-opted)
Mrs J D'arcy (Derby Archaeological Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mrs N Consterdine (Derby Civic Society)
Mr Sharpe (Ancient Monument Society)

City Council Officers:

Mr Jason Spencer (Democratic Services)
Miss Susana Pando (Democratic Services)
Mr H Hopkinson (Regeneration and Community)
Mrs D Maltby (Regeneration and Community)

47/06 Apologies

Apologies were received from Councillor Rawson and Mrs Craven.

48/06 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/1106/1873 & DER/1106/1872 Alterations and extensions to form hotel 16 St. Mary's Gate, Derby

The Committee raised no objections subject to the details to the satisfaction of the Council's Conservation Officers.

49/06 Declarations of Interest

Mr Craven declared a personal prejudicial interest in application Code No DER/12/06/02084-Extension to dwelling house (conservatory), 12 Vernon Street as he knew the applicant.

50/06 Minutes of the Previous Meeting

The minutes of the meeting held on 11 January 2007 were confirmed as a correct record and signed by the Chair.

51/06 Proposed Alterations to the Footpath on Cornhill in the Allestree Conservation Area adjacent to the grade 11 listed village pump

The Committee supported the proposal subject to a minimal upstanding to the kerb around the affected marked area.

52/06 Report on Applications Determined Since the Last Report

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

53/06 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/10/06/01672 - Internally illuminated fascia sign and externally illuminated projecting sign, 32 Corn Market

The Committee raised no objection.

- b) Code No DER/12/06/02073 - Internally illuminated fascia and projecting signs at 25 Corn Market

The Committee raised no objection subject to the signage being halo illuminated as indicated on the submitted plans.

- c) Code No DER/11/06/01779 & 01/07/00042 - Display of internally illuminated fascia sign and 2 projecting signs, 7 Iron Gate (Lloyds TSB)

The Committee objected to the proposal and recommend refusal on the grounds that the long, continuous internally illuminated fascia and the two internally illuminated projecting box signs would seriously detract from the historic appearance of this grade II listed building and that of the Conservation Area also.

Darley Abbey Conservation Area

- d) Code No DER/10/07/00114 - Extension to dwelling house to form additional dwelling, 2 Folly Road, Darley Abbey

The Committee objected to the proposal and recommend refusal on the grounds that such a substantial new development on this site within the World Heritage Site could only be justified if it were a faithful restoration of the original dwelling that previously completed this short terrace of houses. The Committee was particularly critical of the extended width of the building, the inappropriate window design and the projecting extension on the elevation facing the river. It was noted that there may be archaeological issues associated with this proposal.

- e) Code No DER/01/07/00096 - Extension to dwelling house (garage and two bedrooms), 10 Mileash Lane, Darley Abbey

The Committee raised no objection.

Friar Gate Conservation Area

- f) Code No DER/12/06/02069 – Extension to Public House (Pergola), Friary Hotel, Friar Gate

The Committee noted that this application had already been refused planning permission but expressed its support for the refusal on the grounds that the proposed structure would further seriously compromise the setting of this grade II* listed building.

- g) Code No DER/12/06/02023 & 12/06/02024 – Installation of shop front, removal of roller shutters. Internal alterations to form wc on ground floor and first floor kitchen area, 11 Friar Gate

The Committee raised no objection.

- h) Code No DER/01/07/00088 - Minor internal alterations to a Grade 11 listed building within Audrey House, 17 Vernon Street

The Committee raised no objection.

- i) Code No DER/12/06/02084-Extension to dwelling house (conservatory), 12 Vernon Street

Mr M Craven, the Chair declared a personal prejudicial interest and left the meeting therefore Mr D Armstrong took the Chair on his absence.

The Committee objected to the proposal and recommend refusal on the grounds that the simple lean-to roof was considered to be an inappropriate roof form given the character of the listed building. The Committee was mindful of the previously approved proposal (single glazed) with its lantern/hipped roof which it considered to be a more appropriate and dignified

approach to the design. It was noted that the proposal was for a double glazed conservatory but that the level of submitted detail was insufficient to appreciate the cross-section sizes of the necessary timber sizes within the construction; it was not possible therefore to get an accurate and detailed picture of what the conservatory would look like in elevation. The Committee therefore recommended refusal of this proposal on the grounds that the proposed conservatory was of inappropriate design and that the application contained insufficient detail to properly assess the proposal and its relationship to the listed building.

- j) Code No DER/01/07/00139 - Change of use from retail (use class A1) to delicatessen/sandwich shop (use class A3), 6 Ashbourne Road

The Committee had no objection subject to there being no implied approval to any future external alterations to the premises.

Harrington Street Conservation Area

- k) Code No DER/12/06/01941 – Extension to dwellinghouse (bathroom / study) at 146 Osmaston Road

The Committee objected to the proposal and recommend refusal on the grounds that the flat roofed form of this proposal was inappropriate to the historic form of this terrace of dwellings and the extension as proposed would be harmful to the appearance and character of the Conservation Area.

Little Chester Conservation Area

- l) Code No DER/10/06/01662 – Erection of 9 dwellings and 116 apartments and formation of access road, Bristol Street Motors, Alfreton Road

The Committee objected to the proposal and recommend refusal on the grounds that the proposal was of an indifferent and bland design that exhibited neither architectural flair nor a faithful interpretation of local vernacular/detail and was of an inappropriate scale that would be out of keeping with both the street scene of Alfreton Road and the open playing fields to the rear that abut the River Derwent. It was considered therefore that the proposal was of insufficient design quality for this site within the World Heritage and would have a detrimental impact on the setting of the Little Chester Conservation Area. It was further considered that there were significant archaeological issues associated with the likelihood of Roman archaeology and that these needed to be resolved prior to the layout of the site being concluded.

Strutts Park Conservation Area

- m) Code No DER/02/07/00209 - Extension to dwellinghouse (formation of pitched roof to garage) at 120 Belper Road

The Committee raised no objection.

- n) Code No DER/01/07/00109 – Extension to dwellinghouse (alterations to roof and elevations) and erection of double garage at 172 Duffield Road

The Committee raised no objection.

- o) Code No DER/12/06/02068 – Formation of rooms in roof space (bedroom, en-suite and dormer), 3 Margaret Street

The Committee objected to the proposal and recommend refusal on the grounds that the size and scale of the proposed roof-level extension was excessive and would appear as an intrusive and discordant feature in the roofscape to the detriment of the appearance and character of the Conservation Area. It was further considered that the proposed installation of rooflights in the front roofslope would interrupt the continuity of the front roof slope to the detriment of the appearance and character of the Conservation Area.

Others

- p) Code No DER/12/06/02026 & 12/06/02027 - Formulation of Access for Disabled People St Osmund's Church, London Road

The Committee raised no objection.

- q) Code No DER/12/06/02082 – Change of use from residential to mixed use (residential/artists/studios/art galleries and retail) at 117 Chaddesden Lane, Chaddesden

The Committee raised no objection.

The Chair of the next ensuing meeting
at which these minutes were signed