

Time commenced – 5.20pm
Time finished – 7.50pm

CONSERVATION AREA ADVISORY COMMITTEE 14 OCTOBER 2004

Present: Mr K Hamilton (Twentieth Century Society) (in the Chair)
Mr M Craven (Victorian Society)
Mr M Mallender (Co-opted)
Mr R Pegg (Derby Civic Society)
Mrs J D'Arcy (Derby Archaeological Society)
Mr P Billson (Derby Historic Buildings Trust)
Mr R Wyatt (RIBA – Nottingham and Derby Society)
Mr J James (Chamber of Commerce)
Mr D Armstrong (Co-opted)
Councillor Marshall and Travis
Mr C Glenn (IHBC)
Mr J Sharp (Ancient Monument Society)

City Council Officers:

Mr H Hopkinson (Development & Cultural Services)
Ms C Oswald (Development and Cultural Services)
Mrs S Turner (Corporate Services)

Apologies: Councillors Roberts, Tittley and Willitts
Mrs C Craven (Georgian Group)

23/04 Late Items Introduced by the Chair

There were no late items.

The Chair reported that two addendums to Minute No 28/04 – Committee Report had been tabled.

24/04 Declarations of Interest

There were no declarations of interest.

25/04 Minutes of the Previous Meeting

The minutes of the meeting held on 9 September 2004 were confirmed as a correct record and signed by the Chair.

26/04 Redevelopment of the Haslam's Works Site, City Road, Chester Green

A document was distributed to the Committee produced by the developer – Miller Homes – showing an analysis of the Haslam's Works Site.

Harry Hopkinson advised the Committee that it was unusual for a developer to bring a document like this to the Conservation Area Advisory Committee for comments prior to the submission of a planning application. The Committee stated that they wanted to encourage more documents of this type for developments in the City. This was a well presented document for pre-submission consultation.

Resolved to defer consideration of this item to the next meeting to allow the Committee to visit the site and study the document in more detail.

27/04 Report of Applications determined since the last Report dated 27 August 2004

The Committee received an update on previous applications that had been determined since the last report, dated 27 August 2004.

28/04 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

- a) Code Number DER/904/1814 Replacement Front Door, 2 The Poplars.
 - No objections subject to the retention of the plain fan light.

City Centre Conservation Area

- b) Code Number DER/904/1725 – Installation of Mezzanine floor, 9 The Stand
 - No objections subject to details being agreed with the Conservation Officer.
- c) Code Numbers DER/904/1877 and DER/904/1886 – Internally illuminated fascia signs, 9 The Stand
 - The Committee had strong objections to the application however, they would defer their formal decision on the application to allow an

amended scheme to be submitted with smaller signs, more in keeping with the listed building and the area in general. The Committee asked that when considering new signage that the brackets used utilise the fixing points already made and make no further damage to the building.

- d) Code Number DER/904/1761 – Extension and alterations to restaurant, 7 Old Blacksmith's Yard, Sadler Gate

- No objections

Friar Gate Conservation Area

- e) Code Number DER/804/1634 – Erection of dwelling houses, 49 Markeaton Street

- No objections subject to the materials, in particular the roof covering being approved by the Conservation Officer

- f) Code Number DER/904/1247 – Residential development, site of 8-14 George Street

- The Committee recommended refusal of the application on the grounds that in the absence of full details of the proposed development, it was not possible to properly consider the impact of the proposal on the appearance and character of the Conservation Area. It was noted that Government advice set out in PPG 15 particularly advises against the approval of such applications in conservation areas.

- g) Code Number DER/904/1798 – Flats, Friar Gate Court.

- No objections subject to the replacement windows being dark coloured and set within reveals at the same depth as the existing windows.

Little Chester Conservation Area

- h) Code Number DER/804/1532 – Installation of roof lights, windows and doors to front elevation, 36 Chester Green Road, Chester Green.

- No objection to the replacement windows subject to details agreed with the Conservation Officer. However the Committee objected to the roof lights being placed on the front of the property as it would not be in keeping with the rest of the terrace or consistent with previous decisions.

- i) Code Number DER/804/1642 – Alterations and extensions to shop and residential accommodation at 194 Mansfield Road.

- No objection subject to materials being agreed with the Conservation Officer.

Mickleover Conservation Area

- j) Code Number DER/904/1683 – Installation of Windows, 2 Etwall Road, Mickleover
 - The Committee objected to the replacement windows being UPVC but would have no objection to timber sash windows subject to the appropriate details being agreed with the Conservation Officer.
- k) Code Number DER/904/1781 – Land rear of 8 The Green, Mickleover
 - No objections subject to the use of correct materials.
- l) Code Number DER/904/1744 – Rebuilding of Boundary wall at All Saint's Vicarage, Etwall Road, Mickleover
 - No objections subject to materials being agreed with the Conservation Officer and an appropriate mortar mix being used.

Nottingham Road Conservation Area

- m) Code Number DER/904/1603 – Erection of four two-bedroom flats at 52 Keys and incorporation of strip of land into the curtilage of 107 Nottingham Road.
- n) Code Number DER/904/1605 – Demolition of industrial premises, 52 Key Street
 - The Committee objected to the proposed demolition of the existing building as this was an integral part of the Nottingham Road Conservation Area and they recommended that a new use be found for the existing building.

Spondon Conservation Area

- o) Code Numbers DER/904/1646 and DER/904/1647 – Display of various signage at Malt Shovel Public House, Potter Street, Spondon
 - No objection subject to materials being agreed with the Conservation Officer.

Strutts Park Conservation Area

- p) Code Number DER/604/1221 – Replacement of three windows to front of dwelling house, 46 Arthur Street.
- No objection subject to details being agreed with the Conservation Officer.
- q) Code Number DER/604/1143 – Extensions and alterations to dwelling to form utility/laundry room, shower room, garage, kitchen, dining room, studio, dressing room, en-suite and enlargement of existing bedroom, Brent Cottage, Burleigh Drive.
- No objections subject to the use of appropriate materials.
- r) Code Number DER/904/1678 – Display of internally illuminated wall sign, 103 Belper Road
- No objections.

Others

- s) Code Number DER/804/1379 – Erection of 24 apartments, Site at 4 Orchard Street and Land at corner of Kings Street and St Helen's Street.
- No objection to the principle of a residential development on the site but the Committee noted that a further archaeological evaluation was still to be concluded. Without prejudice to the outcome of that evaluation, the Committee objected to the form of the redevelopment proposal as presently submitted on the grounds that it had a poor and unsatisfactory spatial/architectural relationship with the adjacent Grade II listed Friends Meeting House. It was of an excessive height at the Kings Street end where there was an incongruous conflict of architectural style and that it failed to maintain a domestic scale and rhythm of the existing street scene. It was considered that the proposal would be over dominant in relation to the nearby Grade I listed St Helen's House by virtue of its excessive height / conflicting architectural style and this part of the development would be highly visible from across St Alkmund's Way in a prominent gateway position of the city centre.
- The Committee recalled their outstanding recommendation to extend the Strutt's Park Conservation area to include the St Helen's Street area, including this site and resolved to call upon the City Council to undertake a conservation area appraisal of the Strutt's Park Conservation area as a means of progressing their recommendation, without further delay.
- t) Code number DER/904/1394 – Site of Former Garage at junction of Uttoxeter New Road and Great Northern Road

- The Committee objected to this application on the grounds that the proposed development was of an out-dated design that did not respond to the existing street frontage and would be overbearing in this position. The design was over intensive and bore no relation to the listed building across the road.

MINUTES END