

Time commenced – 5.15pm

Time finished – 6.45pm

CONSERVATION AREA ADVISORY COMMITTEE 11 MARCH 2010

Present: Mr D Armstrong (Co-opted) (In the Chair)
Councillors Care, Grimadell, Naitta and Turner
Mr P Billson (Derbys Historic Buildings Trust)
Ms J D'Arcy (Derbys Archaeological Society)
Mr S Hodgkinson (RIBA)
Mr J James (Chamber of Commerce)
Mr D Ling (Derby Civic Society)
Mr M Mallender (Co-opted)

City Council Officers:

Mr D Cooper (Corporate and Adult Services)
Ms D Maltby (Regeneration and Community)
Mr H Hopkinson (Regeneration and Community)

70/09 Apologies

Apologies for absence were received from Councillor Wood. Apologies were also received from Mr Craven and Mrs Craven.

71/09 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:

Other

Application No. DER/02/10/00116 and DER/02/10/00115 - Georgian House, Great Northern Road, Derby - Alterations and change of use from offices (Use Class B1) to form 6 apartments (Use Class C3) on first, second and third floors

The Committee raised no objection in principle to the change of use and proposed alterations, subject to officer negotiation of planning control over external decoration, to maintain uniformity of appearance.

72/09 Declarations of Interest

There were no declarations of interest.

73/09 Confirmation of the minutes of the meeting held on 11 February 2010

The minutes of the meeting held on 11 February 2010 were confirmed as a correct record and signed by the Chair.

74/09 Report on applications determined since the last meeting

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

75/09 Update on Way Finding

The Committee noted the update and requested that they be given early sight of the proposed structures and locations.

76/09 Review of trial allowing agents to speak at Committee

Members considered an oral update asking for their views on the 12 month trial of allowing agents to address the Committee on major applications. It was reported that only one applicant had chosen to present to the Committee

Resolved to enable agents to address the Committee in future for complex applications and for officers to clarify the position of Councillors receiving presentations from applicants if these also sit on the Planning Control Committee.

77/09 Lighting Proposals: Saddler Gate, Lock-up Yard and Arboretum Square

It was reported that there are no current detailed proposals for the lighting in Museum Square, one of which is a Victorian gas lamp and post. Members discussed the principle of retaining or relocating the columns in connection with the current preparation of a design vision for the square. The Committee noted that lighting columns were in place in front of the house that was in this position before the Museum extension was built, and therefore there is a relevant historic context to their positioning.

Resolved:

A. To support the proposals for refurbishment or replacement of lighting in Saddler Gate, Lock-up Yard and Arboretum Square; and

- B. To recommend that the lighting columns are retained in their place but provide space in any organised interpretation to explain their significance.**

78/09 Committee Report

City Centre Conservation Area

Application No. DER/01/10/00051 - 8-9 Saddler Gate, Derby - Change of use from Retail (Use Class A1) to Tattoo Studio (Sui Generis Use)

The Committee raised no objection. Members requested the parent Committee to review the policy on the percentage of retail use in the Cathedral Quarter.

Application No. DER/02/10/00157 - 41-49, 53-63, 67 & 71 Wardwick, Derby - Installation of shop fronts

The Committee welcomed this proposal for reinstatement of the historic shop fronts and raised no objection in principle, subject to officer satisfaction with details.

Application No. DER/02/10/00209 - Derby Central Library and Museum, Wardwick, Derby - Alterations to Museum and Library (alterations to roof, reglazing and repair of roof lantern, replacement of louvres and frame to dormers in clock roof tower, partial replacement of structural timbers to clock tower, replacement of walkway, ladders and handrails and installation of latchway system to roof

The Committee raised no objection in principle to the proposals subject to officer negotiation of the joint details of the new timber supporting post to the lantern ridge beam (proposed to be carved to match the existing trusses) being of more traditional construction. It was considered that the use of modern 'L' brackets to support the post rather than, for instance, a mitred joint or timber supports, would result in a mixture of conservation repair techniques and the intervention should either be wholly traditional in form and construction or clearly a modern intervention.

Friar Gate Conservation Area

Application No. DER/01/10/00082 – Friar Gate House School Ltd, 65 Friar Gate, Derby (Chestnut House) - Block-up three internal door openings and one external opening between Friar Gate School and Chestnut House

The Committee noted the separation of ownership of Friar Gate School and Chestnut House and that the buildings were not joined together by the three internal accesses until the mid 20th century. Members therefore raised no objection in principle subject to officer satisfaction with the details of areas that would need to be made good after removal of stairs and joinery.

Comments were also made regarding the detail of the blocking up of the opening in the external boundary wall, and it was suggested that consideration be given to leaving a reveal within the bricked up opening rather than trying to stitch in new brickwork with the existing.

Application No. DER/12/09/01439 - Ingham House, 16 Agard Street, Derby, - Change of use of ground floor from office (use class A2) to retail (use class A1)

The Committee raised no objection.

Hartington Street Conservation Area

Application No. DER/02/10/00135 - 146 Osmaston Road, Derby - Extension to dwelling house (dining room, two bathrooms, lobby, store and meeting room/study)

The Committee raised no objection in principle subject to officer negotiation of a slightly steeper roof pitch of at least 30 degrees, to ensure that natural slates could be utilised.

Mickleover Conservation Area

Application No. DER/01/10/00017 - 16 The Green, Mickleover, Derby - Installation of windows and doors and removal of internal wall

Although the Committee raised no objection in principle to boarded replacement doors and removal of the internal stud walls, members objected to the overall proposals and recommended refusal as both the material and form of the proposed replacement windows to the rear, and the provision of an historically inaccurate window within the proposed rear door, did not respect the historic character of the listed house and would have a detrimental impact on its special character. A more appropriate form for the windows would be side opening timber casements. It was noted that the uPVC windows at No. 17, used as a justification for this proposal, were unlikely to be approved and requested that officers consider enforcement action for the removal of these.

Nottingham Road Conservation Area

Application No. DER/02/10/00117 - 121 Nottingham Road, Derby - Extension to cafe/delicatessen (kitchen and store)

The Committee objected to the proposed extension and recommended refusal on the grounds that any extension to the side of the original rear projections of any of the unaltered buildings on this historic terrace would have a severe

adverse impact on the historic and architectural character of this group of buildings within the conservation area.

Railway Conservation Area

Application No. DER/01/10/00070 - 6-7 Midland Road, Derby (Masala Restaurant) - Change of use from restaurant (Use Class A3) to wine bar (Use Class A4) and rear extension

The Committee raised no objection in principle to a rear extension to the building in this footprint, but did object to the flat roof form as an inappropriate design in relation to the historic building and traditional roof forms of earlier extensions. It was suggested that the form of the roof be redesigned to address this. No objection was raised to change of use.

Spondon Conservation Area

Application No. DER/02/10/00106 - 5 Porter Place, Spondon, Derby - Erection of garage

The Committee raised no objection.

Strutt's Park Conservation Area

Application No. DER/01/10/00096 - St. Alkmund's Church, 40 Kedleston Road, Derby - Erection of store

The Committee raised no objection.

MINUTES END