

Time commenced – 5.25pm  
Time finished – 6.43pm

## CONSERVATION AREA ADVISORY COMMITTEE 12 JANUARY 2006

Present: Mr K Hamilton (Twentieth Century Society) (in the Chair)  
Mr M Craven (Victorian Society)  
Mr D Armstrong (Co-opted)  
Mr P Billson (Derbyshire Historic Buildings Trust)  
Mrs J D'Arcy (Derbys Archaeological Society)  
Mr C Glenn (IHBC East Midlands)  
Mrs A Hutchinson (Derby Civic Society)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Councillor B Samra  
Mr J Sharpe (??)  
Councillor M Tittley  
Councillor J Travis  
Mr B Wyatt (RIBA Nott's & Derby Society)

### City Council Officers:

Mr H Hopkinson (Development and Cultural Services)  
Mrs D Maltby (Development and Cultural Services)  
Ms F Elliott (Development and Cultural Services)

### 49/05 Apologies

Apologies were received from Mr D Armstrong, Mr P Billson and Mrs C Craven.

### 50/05 Late Items Introduced by the Chair

There were no late items.

### 51/05 Declarations of Interest

Mr J James declared an interest in item numbers DER/1004/2080 & 2081 as his practice prepared the design.

### 52/05 Minutes of the Previous Meeting

The minutes of the meeting held on 15 December 2005 were confirmed as a correct record and signed by the Chair, subject to Councillor Samra's apologies being added.

## 53/05 Report on Applications Determined Since the Last Report

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

## 54/05 Committee Report

The Committee considered a report of the Assistant Director – Development, concerning applications received and resolved to make the following comments:

### **Friar Gate Conservation Area**

- a) DER/1105/1897 – Installation of ATM, 2 Curzon Street

The Committee objected and recommend refusal on the grounds that the insertion of the ATM would unbalance the ground floor elevation of the premises and give rise to an unnecessary cluttered appearance to the detriment of the Conservation Area. It was considered that the proposal could be resited into the adjacent recessed doorway where it would have little or no impact on the elevational appearance of the building and its use would not cause an obstruction of the narrow footway.

- b) DER/1004/2080 and 2081 – Erection of 21 apartments at the site of 55 Ashbourne Road.

The Committee noted with much regret that the Planning Committee had indicated that it was minded to grant Conservation Area Consent for the demolition of the existing building which was contrary to its previous recommendation and also contrary to government advice relating to buildings that make a positive contribution to the appearance and character of Conservation Areas. Notwithstanding this view, the Committee considered that the rebuilding of the original house in its new forward position should be a more faithful rebuild reusing all the existing original materials wherever possible (bricks, roof materials, windows, doors and other timber) including a replication of the existing chimneys and roof height and a matching brick bond. It was considered essential that the front boundary wall/trees be retained to provide a mature frontage to the site and to provide a screen of the new development from the street scene. Further conditions should be imposed requiring a full and detailed survey of the existing building to provide detailed record to facilitate its reconstruction and to control the insertion of external services such as vents, flues, pipes etc.

### **Little Chester Conservation Area**

- c) Code No: DER/1105/1926 – Formation of rooms in a extension to roof space (bedroom and en-suite) – 8 Kirk Street

The Committee objected and recommend refusal on the grounds that the proposed dormer extension, by virtue of its size, scale, appearance and materials of construction would appear grossly incongruous within the rear roof slope of this terrace of dwellings which is highly visible from public vantage points to the serious detriment to the character and appearance of the Conservation Area.

- d) Code No. DER/1105/1934 – Retention of 2m boundary wall, 26 Kirk Street

The Committee raised no objections subject to the cleaning of the wall to remove the mortar/plaster stains off the reclaimed brick and the addition of a suitable coping.

### **Spondon Conservation Area**

Code No: DER/1205/2004 – Two storey extension to dwelling house (kitchen, two bedrooms and en-suite bathroom), 32A Park Road

The Committee raised no objections subject to the use of matching materials and the employment of an appropriate eaves-detail junction with the existing.

### **Other**

CODE No. DER/1105/1798 – Erection of 14 Apartments at land of Parliament Street

The Committee objected and recommend refusal on the grounds that the design of the proposed residential development on this site would be seriously detrimental to the setting of the adjacent grade II\* listed Church of St Luke. The Committee was mindful of government advice and of the statutory obligation towards the setting of listed buildings especially that of the higher grades such as this. It was considered that the scheme was too tall at 4 storeys in height and that the towers at each end of the front elevation competed with the church. The detailing of the scheme was considered to be bland and undistinguished with the blank end elevations causing further offence to the street scene. Whilst the Committee, in the circumstances of the extant planning permissions on the adjacent sites, had no objection to the principle of residential redevelopment of this site, it was considered that such new development should be subservient to the grade II\* listed building and should be limited to a maximum of 3 storeys in height without the competitive elements of the towers. It was suggested the detailed design of the new development should take reference from local design idioms, possibly from the Church itself, and that any resubmission should include street scene elevations and cross-sections showing the relationship of the proposal to it's context and to the grade II\* listed Church.

Minutes End