

Time commenced – 5.20pm

Time finished – 7.45pm

CONSERVATION AREA ADVISORY COMMITTEE 6 December 2007

Present: Mr D Armstrong (Co-opted)
Councillors Care, S Khan, Repton, Richards and Wood
Mr P Billson (Derbys Historic Buildings Trust)
Mrs N Consterdine (Derby Civic Society)
Mrs J D'arcy (Derbys Archaeological Society)
Mr Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
J Sharpe (Ancient Monument Society)

City Council Officers:

Miss Susana Pando (Democratic Services)
Ms Chloe Oswald (Regeneration and Community)
Ms Debbie Maltby (Regeneration and Community)

44/07 Apologies

Apologies were received from Mr and Mrs Craven and Councillor Willoughby

45/07 Late Items Introduced by the Chair

There were no late items.

46/07 Declarations of Interest

There were no declarations of interest.

47/07 Minutes of the Previous Meeting

The minutes of the meeting held on 1 November 2007 were agreed subject to the following amendments: to remove Mrs N Consterdine (Derby Civic Society) from the list of those present, to remove the twice repeated Mr P Billson (Derbys Historic Buildings Trust) and Mr J James (Chamber of Commerce) from the list of those present and to add the word "acceptable" in Code Nos.DER/10/07/01980 & DER/10/07/01981 - Former Police Station and Magistrates Court, Full Street Former Magistrates Court – from the third line at the end.

48/07 Report on Applications Determined Since the Last Report

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

49/07 Conservation Area Appraisals and Management Plans

An oral update progress was received.

50/07 Committee Report

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

Arboretum Conservation Area

- a) Code No. DER/11/07/02141- Display of non-illuminated post sign, Grove House, Leonard Walk

The Committee objected and recommend refusal on the grounds that the advertisement is thought to be excessively large and adversely affects the setting of a nearby listed building. Committee commented that a smaller, standard advertisement sign board is commonly used and would be more appropriate.

City Centre Conservation Area

- b) Code Nos. DER/04/07/00825, DER/10/07/01863 & DER/10/07/01933 – Extension to public house (awning) and display of advertisement, 1-5 Strand (Revolution)

The Committee objected and recommend refusal on the grounds that the proposal has a negative impact on the special interest of the listed building as it clutters, and would obscure part of this particularly fine continuous building frontage. Committee commented that no awning would be acceptable in this location.

- c) Code Nos. DER/10/07/02002 & DER/10/07/02004 – Installation of shop front, 9-11 Bold Lane (former Magistrates' Court)

The Committee raised no objections, but requested that the historic blue plaque previously located on the front elevation be reinstated.

- d) Code No. DER/10/07/01928 – Display of externally illuminated fascia sign, 30 Market Place

The Committee raised no objections to the sign but objected that it was proposed to be illuminated, particularly as the bright colour of the proposed

sign will be more prominent than the existing. It was suggested that the applicant be asked to remove the illumination.

- e) Code No. DER/10/07/01937 - Installation of internal window, 16 St Mary's Gate

The Committee raised no objections subject to the details being controlled.

- f) Code No. DER/10/07/01922 - Extension to Public House (Awning) at Tiger Bar, Lock-up Yard

The Committee raised no objections.

- g) Code No. DER/10/07/01951 – Erection of 25 apartments, retail units (use classes A1/A2) Café/Restaurant (use classes A3/A5), office (use classes B1/A2) and associated car parking, 1-4 Bold Lane (former Princes Supermarket)

The Committee raised no objections to a mixed use development on this site, and welcomed the form of a group buildings of mixed design and height, which would complement the character of the area. However, the Committee objected to the scheme and recommended refusal as the heights and massing of three of the four buildings, in particular Building 1, were considered to be too over-dominant in context. The square parapet roof forms when viewed from pedestrian level were considered to be inappropriate in relation to the pitched roof lines of the existing buildings in Sadler Gate and Bold Lane. The Committee also felt that the shop windows of the new buildings were too large an expanse of glazing and did not line up with the Sadler Gate and Bold Lane frontages.

- h) Code No. DER/10/07/01952 - Demolition of part of boundary wall of Middleton house physically and historically connected to the listed building at 26 and 29 St. Mary's Gate in connection with the erection of 25 apartments, retail units (use classes A1/A2), cafe/restaurant (use classes A3/A5), office (use classes B1/A2) and associated car parking – Middleton House, 27 St. Mary's Gate/1-4 Bold Lane (Former Princes Supermarket)

The Committee raised no objection subject to the approval of an appropriate replacement development.

- i) Code No. DER/10/07/1953 – Demolition of buildings to erect 25 apartments, retail units (use classes A1/A2), cafe/restaurant (use classes A3/A5), office (use classes B1/A2) and associated car parking, Middleton House, 27 St Mary's Gate/1-4 Bold Lane (former Princes Supermarket)

The Committee raised no objection subject to the approval of an appropriate replacement development.

Friar Gate Conservation Area

- j) Code No. DER/10/07/02048 - Roof edging protection for Roman House, Friar Gate, Derby

The Committee raised no objections subject to the rail being set back (approx 1 metre) from the roof edge so it can not be seen from ground level. An alternative solution the Committee wished to suggest was to have a fold down barrier that would only be used when needed.

- k) Code No. DER/10/07/01874 – Change of use from residential (use class C3) to training and consultancy rooms (use class D1) at 3 Vernon Street

The Committee raised no objections.

- l) Code No. DER/10/07/2040 - Erection of 10 apartments (amendment to previously approved planning application DER/08/05/1379) on the site of 121a Nuns Street

The committee objected and recommended refusal as it was considered that the dormer windows over dominated and destroyed the balance of the building. They felt that the resulting appearance of the elevation and positioning of the proposed dormers and repositioning of roof lights meant the loss of the buildings vertical emphasis. No objection was raised to the increased height of the lift shaft.

Leyland's Estate Conservation Area

- m) Code No. DER/09/07/01735 – Demolition of boiler house/stores, Eborn House, Leylands Estate, Broadway

The committee objected and recommend refusal as the replacement scheme is not of sufficient architectural quality in relation to the existing buildings within the estate and does not justify the demolition.

- n) Code No. DER/09/07/01736 – Erection of 8 flats, site of boiler house/glasshouse and stores at Leylands Estate, Broadway

The committee objected and recommended refusal as the application does not adequately reflect the style, detail, proportions or plan form of surrounding development (neither the single storey bungalows nor the two storey buildings, Trent and Dovedale Houses, on the site).

Spondon Conservation Area

- o) Code No. DER/09/07/01821 - Extension to dwelling to form dormer and installation of velux rooflight, 6 Sitwell Street, Spondon

The Committee objected and recommended refusal on the grounds that the dormer window was incongruous and would be very highly visible. Objections were also raised to the roof light on the front roof slope. It was noted that there was a roof light on an adjacent property but as the roof slope, where the rooflight was currently proposed,, it was commented that the impact would be greater and that it would have a negative impact on the character of the conservation area.

Strutt's Park Conservation Area

- p) Code No. DER/09/07/01810 - Change of use to Hot Food Shop (Class A5) 19a Duffield Road

The Committee raised no objections.

- q) Code No. DER/10/07/02017 - Change of use and alterations from nursing home (use class C2) to 3 flats (use class C3) and alterations to vehicular access at 2 Belper Road, Derby

The Committee objected and recommended refusal as the proposals involved the demolition of the front wall which is an important element and part of the character of the conservation area. It was noted that another part of the proposal, the reinstatement of timber vertical sash windows to the building, was welcomed. Committee had no objection to the off street parking spaces provided off Milford Street

- r) Code No. DER/10/07/02018 - Change of use and alterations from nursing home (use class C2) to 3 flats (use class C3) including demolition of porch, installation of doors and windows and erection of palisade fencing and the formation of vehicular access at 4-8 Belper Road, Derby

The Committee objected and recommended refusal as the proposals involved the demolition of the front wall which is an important element and part of the character of the conservation area. It was noted that other parts of the proposal, such as the reinstatement of the sash windows and the removal of the porch, were welcomed. It was commented that the provision of off-street parking, in front of the properties, is unacceptable whatever the configuration due to the negative impact on the character of the conservation area. Concern was also raised about the impact of the proposed roof materials on the character of the conservation area.

Others

- s) Code Nos. DER/11/07/2068 & DER/10/07/02069 –Display of externally illuminated wall and various illuminated and non-illuminated signs, Seven Stars Public House, 97 King Street.

The Committee raised no objection subject to the removal of the two up lighters at the window cornice of the front elevation and use of the existing

fixings. The Committee also requested that the location of wire runs are controlled to avoid unnecessary damage to the building fabric.

- t) Code No. DER/11/07/02079 - Erection of offices (Use Class B1) and restaurant/café (Use Class A3) at the former Sixt Kennings Car Hire site on Cathedral Road, Derby

The Committee was split on the impact this development had on the setting of the Cathedral and the setting of the conservation area and adjacent listed buildings, although the resultant strong building line created to the Cathedral Road frontage was welcomed. The majority decision was to raise no objection to the proposal as long as the setting of the Grade I listed Cathedral was not adversely affected (the ventilation plant and lift shaft should neither obstruct the view of the Cathedral Tower or clutter the view from it). They strongly suggested control of the window details and materials used for the development.

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