

ITEM 5

Time commenced – 5.15pm

Time finished – 7.05pm

CONSERVATION AREA ADVISORY COMMITTEE 13 JULY 2006

Present: Mr M Craven (Victorian Society) (in the Chair)
Mr D Armstrong (Co-opted)
Mr C Glen (IHBC East Midlands)
Mrs A Hutchinson (Derby Civic Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mr B Wyatt RIBA (Nott's & Derby Society)
Councillors Care, Poulter and Travis

City Council Officers:

Mr H Hopkinson (Regeneration and Community)
Miss J Kirkpatrick (Democratic Services)
Mrs D Maltby (Regeneration and Community)

08/06 Apologies

Apologies were received from Councillor Rawson, Councillor Samra, Councillor Turner, Mr P Billson, Mrs C Craven, Mrs J D'Arcy, Mr J Sharpe and Mr B Wyatt.

09/06 Late Items Introduced by the Chair

There were no late items.

10/06 Declarations of Interest

Mr M Craven declared a personal prejudicial interest in application DER/606/1010 as he was a trustee of the Bridge Chapel.

Mr Mallender declared a personal prejudicial interest in application DER/606/1010 as the applicants were his client.

11/06 Minutes of the Previous Meeting

The minutes of the meeting held on 8 June 2006 were confirmed as a correct record and signed by the Chair.

12/06 Conservation Areas to Which Members are Assigned

It was agreed to defer the final decision on this item until all members were present at the next meeting.

13/06 Oral Report on the Current Situation of The Roundhouse/St Helen's House/Allestree Hall

Harry Hopkinson gave an oral update report on the current situation of the above three buildings.

12/06 Report on Applications Determined Since the Last Report

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

13/06 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/506/897 & DER/606/1003 - 36 Market Place, display of internally illuminated fascia sign

The Committee objected and recommended refusal of the application as submitted on the grounds that the illumination of the advertisement was unnecessary and inconsistent with the historic character/listed status of the building. The Committee however indicated that it would have no objections to the display of non-illuminated signage as shown on the submitted plans.

- b) Code No. DER/606/1074 - 8 Sadler Gate – display of internally illuminated fascia sign

The Committee raised no objections.

- c) Code No. DER/606/939 & DER/606/941 – Display of internally illuminated hanging sign, two internally illuminated fascia signs, two CCTV cameras and 12 uplighters, The Old Post Office, Victoria Street, (Coyote Wild)

The Committee objected and recommended refusal on the grounds that the overall scheme of advertisement was too intensive and would detract from the historic character of the grade II listed building and the appearance of the Conservation Area. In particular it was considered that the neon strip light

around the ground floor cornice was inappropriate and that the CCTV cameras appeared unnecessarily large and therefore visually intrusive.

- d) Code No. DER/606/992 & DER/606/995 - Alterations to front elevation, including installation of new frontage and internal alterations (renewal of partitions and suspended ceilings), 9-11 Bold Lane, (former Magistrates Court)

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

- e) Code No. DER/606/938 – Change of use from Bingo Hall and Social Club to theatre at the Walkers Bingo and Social Club, Green Lane

The Committee raised no objections.

Darley Abbey Conservation Area

- f) Code No. DER/606/1017 – Extension to shop and extension to dwelling – 6-7a Abbey Lane, Darley Abbey

The Committee raised no objections subject to the use of matching materials.

Friar Gate Conservation Area

- g) Code No. DER/606/973 – Internal alterations to listed building – 100 Friar Gate

The Committee raised no objections.

- h) Code No. DER/606/980 – Erection of two dwelling houses, land north of 18 Slater Avenue

The Committee objected and recommended refusal on the grounds that the siting of the proposed dwellings failed to maintain the established line of development along Slater Avenue and that the design failed to adequately respond to the traditional architectural features of existing buildings within the street scene. It was suggested that greater use could be made of the plot depth by adopting a deeper plan-form and adopting the traditional outrigger to gain additional living space. It was further suggested that greater thought be given to the treatment of the gable end elevation that would be highly visible from Ashbourne Road.

- i) Code No. DER/606/934 – 1 St James Court, Friar Gate

The Committee raised no objections.

Hartington Street Conservation Area

- j) Code No. DER/606/909 – Erection of 1.25m high railings and gates fronting Hartington Street – 1-33 and 39-47 (odd), 2-26, 30-40 and 44-52 (even), Hartington Street

The Committee raised no objections, although it was suggested that railings to the fore of nos. 1-4 & 50-52 might incorporate subtle differences to reflect the later architectural style of these particular properties.

- k) Code No. DER/706/1095 – Demolition of three dwelling houses, 127, 129 and 129A Osmaston Road

The Committee objected and recommended refusal on the grounds that these three dwellings made a specific and very positive contribution towards the character of the Conservation Area and no justification or proposals for a satisfactory form of replacement development was submitted as part of the demolition proposal.

Little Chester Conservation Area

- l) Code No. DER/606/1077 - 5 St Paul's Road, extension to dwelling house (dormer)

The Committee raised no objection subject to details and materials being to the satisfaction of the Council's Conservation Officer.

- m) Code No. DER/606/937 – Installation of windows, 4 Maplebeck Court

The Committee objected and recommended refusal on the grounds that the proposed UPVC windows would be of a noticeably greater section-size than the existing timber frame window frames and would lead to an unacceptable change to the appearance of this terrace of dwellings to the detriment of the appearance and character of the Conservation Area.

Mickleover Conservation Area

- n) Code No. DER/606/1040 – Extension to dwelling house (conservatory), 6 Welney Close, Mickleover

The Committee raised no objections.

- o) Code No. DER/506/868 – Formation of a vehicular access at 9 The Hollow, Mickleover

The Committee objected and recommended refusal on the grounds that the engineering operations necessary to construct the access across the sloping bank together with the associated loss of trees and vegetation cover, would have a serious impact on the wooded character/appearance of this section of The Hollow and, failing to preserve or enhance the Conservation Area, the proposal would be seriously detrimental to the appearance and character of the Conservation Area.

Railway Conservation Area

- p) Code No. DER/606/1030 – Extension to Restaurant (enlargement of Kitchen) and erection of two flats, 145-147 London Road

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

Spondon Conservation Area

- q) Code No. DER/606/1071 - Linden, Potter Street, Spondon

The Committee raised no objections subject to the use of matching materials.

- r) Code No. DER/606/967 - 15 Sitwell Street Spondon, extension to dwelling house (lounge and two bedrooms)

The Committee raised no objections to the principle of the proposed extension but the Committee requested that Officers negotiate improvements to the design of the proposal, in particular the fenestration to the gable end and to the Sitwell Street elevations.

Strutts Park Conservation Area

- s) Code No. DER/606/1066 - Darley Grove, North Parade, erection of boathouse for temporary period

The Committee raised no objections subject to the retention of the existing hedge if this of indigenous species (or if not, then it's replacement being of indigenous species) and an appropriate time limiting condition requiring the removal of the temporary structure in the absence of the grant of a further planning permission.

Others

- t) Code No. DER/606/969 – Alterations to heritage centre including installation of new entrance, access for disabled people, alterations to staircase and WCs and installation of new staircase and WC – The Heritage Centre, St Peter's Churchyard

The Committee raised no objections subject to details of the proposed lintel arrangement over the widened opening being to the satisfaction of the Council's Conservation Officer and to assurances that the overlaying of the existing floor will not cause moisture to be trapped in the existing structure giving rise to potential future problems and timber decay.

- u) Code No. DER/606/983 & DER/606/984 – Erection of toilet block, Church of Apostles of St Peter and St Paul (Serbian Orthodox Church), Normanton Road

The Committee raised no objections subject to details and materials being to the satisfaction of the Council's Conservation Officer.

- v) Code No. DER/506/906 – Extension to stable block (two fire escape staircases), Stores Road Depot, Stores Road

The Committee raised no objections.

Mr Craven and Mr Mallender left the meeting before consideration of this item.

- w) Code No. DER/606/1010 – Conversion of WCs to single disabled toilet facility, Bridge Chapel House, Sowter Road

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

Minutes End