

Time commenced – 5.15pm
Time finished – 6.30pm

CONSERVATION AREA ADVISORY COMMITTEE 11 JANUARY 2007

Present: Mr M Craven (Victorian Society) (in the Chair)
Councillors Care, Rawson, Smalley and Turner
Mr D Armstrong (Co-opted)
Mrs J D'arcy (Derby Archaeological Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mr B Wyatt (RIBA)
Mrs N Consterdine (Derby Civic Society)
Mr Sharpe (Ancient Monument Society)

City Council Officers:

Mr H Hopkinson (Regeneration and Community)
Miss G Barlow (Democratic Services)
Mrs D Maltby (Regeneration and Community)
Mrs C Oswald (Regeneration and Community)

46/06 Apologies

Apologies were received from Councillors Tittley and Travis, Mrs Craven and Mr Glenn

47/06 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:

Code No. DER/106/1709 and DER/1006. 19 and 20 Friargate (The Fat Cat Bar)

No objection in principle to the revised proposal but recommended deferment in the absence of full details of how the toilet accommodation could be constructed without harm to the historic internal fabric of the front, first floor room.

48/06 Declarations of Interest

Mr James declared a personal prejudicial interest in application DER/1206/1994 – Erection of detached single story dwelling, land at front of 8 The Green, Mickleover.

49/06 Minutes of the Previous Meeting

The minutes of the meeting held on 7 December 2006 were confirmed as a correct record and signed by the Chair.

50/06 Report on Applications Determined Since the Last Report

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

51/06 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/1106/1852 - Installation of Roller Shutters at 12 Market Place

The Committee recommended a deferral on the basis that the submitted information was inadequate to appraise the visual impact of the proposal. It was noted that the type of security screen being proposed was not consistent with the Council's policy and therefore the Committee wished to see full and specific details of the security screen being proposed in order to fully consider the impact this type of security screen would have on this shop front within the Conservation Area.

- b) Code No. DER/1106/1876 - Replacement of Flat Connecting Roof and Widening of Connecting Access at 21 Iron Gate

The Committee raised no objection subject to the new flat roof being constructed with a lead sheet finish and not mineral felt as indicated on the submitted plans.

- c) Code No. DER/1206/2037 - Display of Internally Illuminated Projecting Sign at 7 Market Place (Natwest Bank)

The Committee raised no objection.

- d) Code No. DER/1206/01940 - Remove existing illuminated bus stop sign and replace with non-illuminated Heritage Sign at 7 Market Place (Natwest Bank)

The Committee raised no objection.

Darley Abbey Conservation Area

- e) Code No. DER/1206/1979 - extension to dwelling house (en-suite and enlargement of kitchen/breakfast room at 10 Lavender Row, Darley Abbey

The Committee raised no objection subject to the deletion of the rooflights shown on the submitted plan, the door being a solid boarded door and not half-glazed as shown on the submitted plan, the photographic recording of the ground floor elevation prior to the construction of the extension and the use of matching materials to the satisfaction of the Council's Conservation Officer.

Friar Gate Conservation Area

- f) Code No. DER/1106/1875 – Internal alterations and refurbishment to existing Public House at Friary Hotel, Friar Gate

The Committee raised no objection.

- g) Code No. DER/1206/1946 - Change of use from residential school (Use Class C2) to chiropractic consulting rooms (Use Class D1) at 66B Friar Gate

The Committee raised no objection to the change of use.

Harrington Street Conservation Area

- h) Code No. DER/1206/1935 - Formation of apartment in roof space with new roof, velux windows and dormer/terrace to the rear - 28 Harrington Street

The Committee recommended refusal on the grounds that the proposed dormers and rooflights, by virtue of their number, size and the ballustraded patio-area would introduce undue, excessive clutter into the roof planes to the detriment of the appearance and character of the Conservation Area which, if repeated on other properties within the terrace, would be seriously undermine their architectural integrity.

Highfield Cottages Conservation Area

- i) Code No. DER/1106/1914 - Installation of 1.6m high gates and erection of 2.4m replacement boundary wall at Highfield Lodge, Highfield Lane, Chaddesden

The Committee raised no objection subject to details of the new timber gates being to the satisfaction of the Council's Conservation Officer.

Mickleover Conservation Area

- j) Code No. DER/1206/1994 - Erection of detached single storey dwelling, land at front of 8 The Green, Mickleover

The Committee raised no objection subject to the use of appropriate materials. The Committee were pleased to note the quality of the submission in terms of street scene analysis and architectural detailing.

Railway Conservation Area

- k) Code No. DER/1206/2067 – Extension to restaurant (enlargement of kitchen) at 8 - 9 Midland Road

The Committee raised no objection subject to the use of appropriate materials.

Strutts Park Conservation Area

- l) Code No. DER/1106/1894 – Amendment to planning permission DER/306/370 for extensions to existing apartments and formation of four apartments, Epworth Villas, Duffield Road

The Committee recommended refusal on the grounds that the proposal seems ill-conceived being of poor massing/proportions and inappropriate detailing, particularly the door and window openings and would therefore be harmful to the appearance/character of the Conservation Area.

- m) Code No. DER/1106/1920 - Replacement of windows to the front elevation at 27 Otter Street

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

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