

ITEM 5

Time commenced – 5.17pm

Time finished – 6.35pm

CONSERVATION AREA ADVISORY COMMITTEE 8 JUNE 2006

Present: Mr M Craven (Victorian Society) (in the Chair)
Mr D Armstrong (Co-opted)
Mr P Billson (Derbyshire Historical Buildings Trust)
Mrs J D'Arcy (Derby Archaeological Society)
Mrs A Hutchinson (Derby Civic Society)
Mr M Mallender (Co-opted)
Mr B Wyatt RIBA (Nott's & Derby Society)
Councillors Care, Poulter, Rawson, Travis and Turner

City Council Officers:

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

01/06 Appointment of Chair

It was agreed to appoint Max Craven as Chair and Donald Armstrong as Vice Chair for the 2006/2007 municipal year.

02/06 Apologies

Apologies were received from Carole Craven, Keith Hamilton, Jeff James and John Sharpe.

03/06 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 items on the grounds that advice was required from the Committee before the next scheduled meeting of the Committee:

Code No. DER/506/820 – Demolition of three dwelling houses, 127, 129, and 129A Osmaston Road.

04/06 Declarations of Interest

Councillor Rawson declared a personal interest in Item No DER/506/820 as he was an employee of Derby Hospitals NHS foundation Trust.

05/06 Minutes of the Previous Meeting

The minutes of the meeting held on 18 May 2006 were confirmed as a correct record and signed by the Chair.

06/06 Report on Applications Determined Since the Last Report

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

07/06 Committee Report

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

Allestree Conservation Area

1. Code No. DER/406/629 – Internal alterations to listed building and replacement of porch at 13 Cornhill, Allestree

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

City Centre Conservation Area

2. Code No: DER/506/765 – Change of use of offices to form 12 apartments; 1st, 2nd and 3rd floor 15/16 Market Place

The Committee raised no objections subject to no implied approval to any future external alterations including flues, vents, drainage pipes or replacement windows.

Darley Abbey Conservation Area

3. Code No. DER/406/741 – Erection of detached garage – 4 Mill Cottages, Darley Abbey Mills, Darley Abbey
4. Code No. DER/406/749 – Listed Building Consent - Erection of detached garage – 4 Mill Cottages, Darley Abbey Mills, Darley Abbey

The Committee objected and recommend refusal on the grounds that the proposed garage, by virtue of it's overall size and double-width door opening, was excessively large and disproportionate to the scale of the listed building and as such would be seriously detrimental to the setting of the listed building and to the appearance and character of the Conservation Area.

Friar Gate Conservation Area

5. Code No. DER/02/06/00265 – Alterations to entrance lobby and insertion of security shutter at 32 Curzon Street

The Committee raised no objections.

6. Code No. 506/809 – Installation of gas meter box to No. 83 and water pipe to No. 84. 83-84 Friar Gate

The Committee raised no objections.

Little Chester Conservation Area

7. Code No: DER/506/791 – Formation of room in roof space including roof light and dormer; 16 Drage Street

The Committee objected and recommend refusal on the grounds that the proposed dormer extension is excessively large and disproportionate to the scale of the narrow roof of this small dwelling and would therefore appear as a dominant feature on the roof slope to the detriment of the appearance and character of the Conservation Area. Given the general absence of authorised roof lights on the front roof slopes of Drage Street, it was also considered that the proposed roof light would be an unacceptable intrusion into the front roof slope. The Committee was mindful that the approval of any dormer extension at this property or rooflight on the front roof slope would set a precedent for similar proposals within this part of the conservation area that cumulatively, would be seriously harmful to it's appearance and character. The Committee indicated that it would have no objection to a roof light on the rear roof slope.

Strutts Park Conservation Area

8. Code No: DER/406/727 – bedroom and shower room) to include two dormer windows to rear elevation; 5 Ruskin Road

The Committee raised no objections.

9. Code No: DER/905/1577 & DER/905/1620 - Planning application for Erection of a garage and railings to the front elevation, 4 North Parade, and Listed Building application for the erection of a detached garage, replacement of basement kitchen window, installation of decorative security railings at front elevation, replacement of fanlight above front entrance door, replacement of existing rear entrance door at cellar level.

The Committee reiterated it's previous comments in respect of the proposed replacement basement kitchen window, the replacement fanlight above the front entrance door and the replacement of existing rear entrance door at cellar level as resolved at the meeting of the Committee on the 15 December 2005. In respect of the proposed garage and the decorative security railings,

the Committee raised no objection subject to the use of appropriate materials in the construction of the garage and omission of the decorative finial heads from the security railings that were considered to be wholly inappropriate for this particular use.

Others

10. Code No. DER/506/787 – Conversion of Nos. 10-14 and rebuilding of No. 16 to form 18 apartments, 10-16 St Helens Street

The Committee raised no objection to the principle of the proposal however the Committee deferred detailed consideration due to the absence of a plan showing the important east elevation facing St Helens House. The Committee commented that the proposed dormer extension on the front roof slope of no. 12 St Helens Street was not acceptable and that the proposed infill development at no.16 was unconvincing in it's architectural detailing. It was considered that this new infill development should either be part of the more contemporary development of the adjoining site or a far more faithful replication of Victorian detailing. It was further commented that the proposed reinstatement of the rear workshop premises needed to take greater account of it's historic elements and that generally, much additional detail was outstanding re doors, windows, materials, rainwater goods, vents, services etc.

Late Item

11. Code No. DER/506/820 – Demolition of three dwelling houses, 127, 129, and 129A Osmaston Road

The Committee objected and recommend refusal on the grounds that these three dwellings make 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.

Minutes End