

Time commenced – 5.15pm

Time finished – 7.40pm

CONSERVATION AREA ADVISORY COMMITTEE 7 JANUARY 2010

Present: Mr D Armstrong (Co-opted) (In the Chair)
Councillors Care, Grimadell, Naitta, Rawson, Turner and Wood
Mr P Billson (Derbys Historic Buildings Trust)
Mr M Craven (Victorian Society)
Ms J D'Arcy (Derbys Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mr D Ling (Derby Civic Society)
Mr J Sharpe (Ancient Monument Society)

City Council Officers:

Ms D Maltby (Regeneration and Community)
Mr D Cooper (Corporate and Adult Services)

58/09 Apologies

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

59/09 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:

Friar Gate Conversation Area

Application No. DER/12/09/01421 & DER/12/09/01422 – 75-76 Friar Gate
(The Greyhound PH) - External and internal alterations to Public House

The Committee raised no objection in principle to the proposed alterations to the rear of the property, including the new staircase, balcony, and alterations to the outbuilding, and welcomed the proposal to bring the building back into use. However, the Committee recommended refusal as it was considered that the overall concept of the proposal within the 18th century, front portion of the historic public house was at odds with the small scale, cellular historic layout of the building, which is an important part of its historic character. Concerns were raised in particular regarding the scale and form of the replacement steps, the removal of the remainder rear wall of the front room, and the large scale of the bar layout. It was recognised that the rear wall next

to the fireplace had been taken out and replaced, probably in the 1960s, but the further loss of the character of this as a two-room deep building typical of the 18th century was not considered to be justified, particularly in relation to the setting of the fireplace, located symmetrically between the front of the building and the rear wall. The Committee considered that it would be better for the long term use of the building to make use of the historic layout and spaces, and felt the concerns above could be addressed by a reconsideration of the layout to provide a stronger reference to the historic cellular form of a series of spaces within the front of the building.

60/09 Declarations of Interest

There were no declarations of interest.

61/09 Minutes of the Previous Meeting

The minutes of the meeting held on 29 October 2009 were confirmed as a correct record and signed by the Chair.

62/09 Report on Applications Determined Since the Last Report

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

63/09 Committee Report

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

1. City Centre Conservation Area

Application No. DER/12/09/01454 - 22 Corn Market, Derby (Former Benjy's) – Change of use from retail (use class A1) to financial and professional services (use class A2)

The Committee raised no objection.

2. Darley Abbey Conservation Area

Application No. DER/11/09/01403 - 12a Darley Abbey Mills, Darley Abbey, Derby – Change the use from retail (Use Class A1) showroom to Accountants (Use Class A2)

The Committee raised no objection.

Application No. DER/12/09/01440 - Darley Park, Darley Abbey, Derby – Formation of footpath/cycle route

The Committee felt that the justification for a more permanent path with tarmac base and gravel surface was not outweighed by the impact on the character of the conservation area and world heritage site. The Committee therefore objected to the proposal and recommended refusal on the grounds that the width and surfacing of the path would have a significant adverse effect on the appearance and character of the conservation area and world heritage site, within this historic designed landscape, and considered that less damaging alternatives, such as loose gravel, may be more appropriate.

3. Friar Gate Conversation Area

Application No. DER/11/09/01349 - 32-34 Ashbourne Road, Derby (Georgian House Hotel) – Alterations to ground floor room of Public House to form Microbrewery

The Committee raised no objection.

4. Little Chester Conversation Area

Application No. DER/10/09/01210 - 34 Chester Green Road, Derby – Extension to dwelling house (bedroom)

The Committee recommended refusal as it was considered that the size of the extension in relation to original modest outbuildings, and the modern materials, do not preserve or enhance the character of the conservation area. Concern raised concerns that approval would set an undesirable precedent for relatively large extensions to the rear of these properties and those on Camp Street, which are clearly visible from Marcus Street.

5. Spondon Conversation Area

Application No. DER/11/09/01343 - 3 Church Street, Spondon, Derby – Extension to flat (formation of access for disabled people)

The Committee raised no objection.

Application No. DER/12/09/01447 - 20 Church Street, Spondon, Derby – Extension to dwelling (porch)

The Committee noted that this proposal constitutes permitted development and was therefore withdrawn from the agenda.

6. Strutt's Park Conversation Area

Application No. DER/11/09/01391 - 82 Otter Street, Derby – Installation of 3 windows

The proposal to reinstate the original window types, sill and mullion were welcomed, and the Committee raised no objection. The Committee recommended this application for the long list for the George Rennie Award.

Minutes End