

Time commenced – 5.15pm
Time finished – 8.15pm

CONSERVATION AREA ADVISORY COMMITTEE
14 APRIL 2005

Present:

Mr K Hamilton (Twentieth Century Society) (in the chair)
Mr D Armstrong (Co-opted)
Mr P Billson (Derbyshire Historic Building Trust)
Mr M Craven (Victorian Group)
Mrs J D'Arcy (Derby Archaeological Society)
Mr J James (Chamber of Commerce)
Mr J Sharpe (Ancient Monument Society)
Councillor Travis

City Council Officers:

Ms D Maltby (Development and Cultural Services)
Ms C Oswald (Development and Cultural Services)

Apologies: Councillors Liversedge, Tittley and Roberts
Mrs Craven, Michael Mallender and Bob Wyatt

61/04 Late Items Introduced by the Chair

The Chair agreed to admit a late item on 8-9 Midland Road, Change of use from retail (Use Class A1) to hot food shop (Use Class A3), on the grounds that the application would be out of time for comment if submitted to the next meeting.

62/04 Declarations of Interest

Mr James declared personal prejudicial interests in code numbers DER/305/400, DER/305/401, DER/205/276 and DER/205/277 as his practice submitted the applications, and DER/305/469 as he submitted the original application.

Mr Sharp declared personal prejudicial interests in code numbers DER/305/400 and DER/305/401 as he was the co-ordinator of the schemes.

Mr Hamilton declared a personal interest in code number DER/205/290 as he used to live near the property.

63/04 Minutes of the Previous Meeting

The minutes of the meeting held on 10 March 2005 were confirmed as a correct record and signed by the Chair.

64/04 Report on Applications Determined Since the Last Report

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

65/04 Proposed Redevelopment to Create 10 Apartments at 121A Nuns Street, Derby

The Committee considered a pre-application enquiry relating to the proposed redevelopment at 121A Nun's Street.

The Committee welcomed the revision of the scheme relating to the improvement of the design, but deemed that the scheme could not be fully considered unless the development was presented in accurate perspective contextual drawings. These drawings would ensure that the Committee could assess the context and the impact on both the nearby listed building and the riverfront.

Members commented that the unconventional site could not be presented well in formal elevation drawings only. It was suggested that the height of the building was too high at four storeys and therefore apartments should be predominantly 3 storeys with some 4 storey sections, including the roof space.

There was no objection in principle to the inclusion of balconies as long as they were not incongruous with the design of the building. The Committee suggested that attention to the material details were taken into account before the next submission.

The Committee recommended that an urban design study be submitted and that both archaeological and ecological surveys were carried out.

66/04 Conservation and Development Plan for St Helens House, King Street, Derby

The Committee considered a report from the Director of Development and Cultural Services that sought views on the draft Conservation and Development Plan for St Helens House, King Street, Derby.

The Committee agreed to give the Chair the authority to write their collective response on St Helen's House.

67/04 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 Nos. DER/205/308 & – Display of internally illuminated fascia sign and DER/205/309 non-illuminated hanging sign at 3 Market Place
 - The committee objected and recommended refusal of the application on the grounds that the internally illuminated lighting was not acceptable. The Committee raised no objection in principle to the hanging sign.
- b) Code No. DER/305/366 – Installation of ATM at 15-16 Market Place
 - No objection
- c) Code No. DER/305/398 – Display of internally illuminated fascia and projecting sign, Unit 2, 15-16 Market Place
 - The committee objected to the scheme and recommended refusal. They objected to the fascia boarding, internally illuminated fascia sign and internally illuminated projecting sign, as these were thought to be inappropriate for such a prominent corner building within the conservation area and detrimental to its character.

The Committee raised no objection to the non-illuminated fanlight signage.

It was noted that it is unclear whether the applicants planned to alter the shop front. It was considered that the ground floor columns and existing glazing should not be altered, as this would visually separate this section of the building from the other.

- d) Code No DER/205/253 - Display of non-illuminated fascia sign, 10 Strand
 - The Committee objected to the proposal and recommended refusal on the grounds that the proposed foamex material for the fascia sign would be inappropriate for a listed building. It was suggested that any new scheme should enhance the character of the listed building and should include a painted timber fascia sign.

Friar Gate Conservation Area

- e) Code No. DER/205/326 – 2 Curzon Street
 - The Committee objected to the proposal and recommended refusal, on the grounds that the size of the units and the resulting uplighting would be

detrimental to the character of the Conservation Area. It was noted that the lighting had been installed without permission and the Committee recommended that enforcement action be taken.

f) Code No. DER/205/251 – Friar Gate Court

- The Committee objected to the proposal and recommended refusal on the grounds that the development's architectural uniform appearance would be affected if any of the aluminium sliding sash windows were replaced with a different type.

g) Code No. DER/305/400 – 35 and 36 Friar Gate

- The Committee objected to the proposal and recommended refusal on the grounds that the openings would mean loss of historic fabric and the partitions, that were boxed out into the rear room, would be intrusive and affect the proportions of the existing space.

(Having declared an interest in the above item Mr James and Mr Sharp left the meeting during the discussion and voting thereon)

h) Code Nos. DER/205/276 and DER/205/277 – 38 Ashbourne Road

- The Committee objected to the proposal and recommended refusal due to the size and possible brickwork damage the sign could cause. It was suggested that the applicant look at an appropriately designed and located freestanding sign.

(Having declared an interest in the above item Mr James left the meeting during the discussion and voting thereon)

i) Code No. DER/305/401 – Formation of staff toilets to second floor to 36 Friar Gate

- The Committee raised no objection to the proposal subject to detail of the two vents to the rear elevation of the building.

(Having declared an interest in the above item Mr James and Mr Sharp left the meeting during the discussion and voting thereon)

j) Code No. DER/305/361 – Demolition of former nursery, former Day Nursery, Cavendish Street

- No objection subject to there being an appropriate scheme of redevelopment on the site as outlined in the Planning Policy Guidance Note 15: Planning and the Historic Environment.

k) Code No. DER/305/362 – Erection of commercial studios, offices and associated facilities including café/restaurant, reception area and meeting rooms, former day nursery, Cavendish Street

- The Committee objected to the proposal and recommend refusal until the scheme was revised and more information was submitted. The objection was on the grounds of the design approach and details.

It was commented the piece of artwork should be integrated into the buildings designs rather than it being a later 'add on'.

It was commented that once an appropriate scheme had been drawn up that it would be crucial to control clutter to elevations and roofscape e.g. aerals, flues, vents and other items that may be necessary for a building in this type of use.

- l) Code Nos. DER/305/480 & - Installation of shop front, and alterations to front elevation of listed building, 19-20 Friar Gate

- The Committee strongly objected and recommended refusal of the application. They objected to the removal of the ironwork above the fascia. The Committee objected to the lighting units on the grounds that they would be too large, dominant, not sensitively located or discrete and would detract from the character of the listed building.

The Committee objected to the rectangular pelmet on the grounds that any alterations to the shop front windows should incorporate glazing up to the bottom of the fascia.

The Committee recommended that a condition be included that a justification statement was submitted for all proposed repair works, and that the timber mouldings and sash windows should be repaired rather than replaced. If the proposed repointing was deemed necessary, the Committee suggested that it was conditioned that a sample panel be prepared to ensure appropriate mix and finish.

No objection was raised to the stall riser tiles, rendered pilasters and painting of joinery to shopfront.

- m) Code Nos. DER/305/479 & – Display of internally illuminated fascia and projecting signs, 19-20 Friar Gate

- The committee objected to the proposal and recommended refusal on the grounds that the materials would be inappropriate to a listed building, and the internally lit signage would not be desirable on a listed building. It was felt that the proposed fascia sign would neither preserve nor enhance the character of the conservation area.

Little Chester Conservation Area

- n) Code No. DER/305/116 – Extensions to shop into residential accommodation, with extensions and erection of garage, 164 Mansfield Road, Little Chester

- The Committee raised no objection to the application, but suggested that the vent from the proposed kitchen be located through the roof rather than through the wall adjacent to the road.

Railway Conservation Area

- o) Code No. DER/305/431 - Alterations to front elevation, 6-7 Midland Road, (Masala Art Restaurant)
- The Committee objected to the proposal as presented but welcomed the changes following the submission of the previous application. The Committee supported further continued discussions with the applicant and suggested that the proposals be amended to provide a more accurately detailed traditional shop front.
- p) Code No. DER/205/300 – Change of use of 8-9 Midland Road from retail (use Class A1) to hot food shop (use class A3)
- The Committee raised no objection subject to the Local Authorities control of position of any new flues/vents.

Spondon Conservation Area

- q) Code No. DER/305/468 – Erection of a dwelling house, land to rear of 6 West Road, Spondon
- The Committee raised no objection subject to the conditioning and agreement of materials including those used at the road entrance on West Road.

Strutts Park Conservation Area

- r) Code No. DER/205/290 – Retention of a double garage at 91 Belper Road
- The Committee raised no objection subject to a condition controlling the use of the building for parking and storage.

(Having declared an interest in the above item Mr Billson took no part in the discussion and voting thereon)

- s) Code No. DER/305/469 – Display of two freestanding signs and four flagpoles for a temporary period of nine months. Former St Mary's School, land on corner Darley Lane/Edward Street
- The Committee objected and refusal was recommended on the basis that the number of signs and flagpoles cluttered the conservation area. It was suggested that one temporary freestanding sign would be more appropriate.

(Having declared an interest in the above item Mr James left the meeting during the discussion and voting thereon)

Others

- t) Code Nos. DER/305/348 & DER/305/349 – Alterations to public house including erection of 1.8m high fence, and internal alterations to include access ramp for disabled people, Corner Pin Public House, Swarkestone Road, Chellaston.
- The Committee objected to the application and recommended refusal due to the lack of information as there was no justification statement or Archaeological investigation in connection to the removal of walls within listed building. It was suggested that any ramp handrail was freestanding and handrails were not attached to the listed building.

68/04 George Rennie Award

The Committee considered and discussed nominations for the George Rennie Award.

Resolved that the two buildings for shortlist would be:

- Brook Street Chapel
- Rykneld Tean Mills

The Committee agreed that Mr Hamilton and Mr Craven would make a decision and inform the Committee at its meeting to be held on 12 May 2005.

Minutes End