

Time commenced – 5.25pm
Time finished – 8.10pm

CONSERVATION AREA ADVISORY COMMITTEE 13 MAY 2004

Present:

Mr K Hamilton (Twentieth Century Society) (in the Chair)
Mrs C Craven (Georgian Group)
Mr M Craven (Victorian Society)
Mrs J D'Arcy (Derby Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mr J Sharpe (Ancient Monuments Society)
Mr R Wyatt (Nottingham and Derby Society of Architects)
Councillor Travis

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)
Miss C Oswald (Development and Cultural Services)

Apologies:

Mr D Armstrong (Co-opted)
Mr P Billson (Derbyshire Historical Buildings Trust)
Mr M Mallender (Co-opted)
Mr R Pegg (Derby Civic Society)

76/03 Late Items Introduced by the Chair

There were no late items.

77/03 Declarations of Interest

Mr James declared a personal prejudicial interest in DER/404/633 – Erection of four terraced dwellings, (Amendment to previous scheme approved under DER/403/730). Land adjacent to Derwent Medical Centre, 26 North Street.

78/03 Minutes of Previous Meeting

The Chair signed the minutes of the meeting held on 7 April 2004 as a correct record.

79/03 Report on Applications Determined Since the Last Report Dated 26 March 2004

The Committee received an update on previous applications that had been determined since the last report, dated 26 March 2004.

80/03 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

- a) Code No. DER/404/642 – Extensions to dwelling (porch, hall, bedroom and en-suite), 8 St Edmund's Close, Allestree
- No objections subject the use of natural stone where proposed. It was advised that should this option not be acceptable to the applicant, then the elevation should be completed in red brick.

City Centre Conservation Area

- b) Code No. DER/404/690 – Display of Internally illuminated projecting sign, 41 Cornmarket
- No objections.
- c) Code No. DER/404/702 – Display of two internally illuminated signs, lettering and window graphic, 1 Curzon Street
- The Committee recommended refusal of the application on the grounds that the additional signage, in addition to the existing signage on the building, would be excessive, creating a cluttered appearance that would detract from the architectural qualities of the building and the appearance of this part of the Conservation Area. The Committee expressed particular concern over the height at which parts of the signage were proposed to be sited. It was considered that all signage should be contained at fascia height or below.
- d) Code No. DER/404/780 – Incorporation of rooms into bar-restaurant, rear of St James' Street
- No objections.
- e) Code No. DER/304/594 – Change of use to residential letting agency (Use Class A2), 36 Market Place, (Ground Floor)
- No objections.

- f) Code No. DER/404/722 – Change of use to Public Register Office at Royal Oak House, 1 Tenant Street
- No objection to the proposed use or to the principal of the proposed external alterations but the Committee did object to the details of the balustrade and the materials of the doors and windows, which were considered to be inappropriate to the traditional character of the building and to this part of the Conservation Area.
- g) Code No. DER/304/459 – Change of use to Class A2 (Financial and Professional Services), 1a College Place and 1 Queen Street
- No objections.

Darley Abbey Conservation Area

- h) Code Nos. DER/304/625 – Change of use and extension to form outdoor and environmental education centre and formation of parking, the Old Barn, off Poplar Road, Darley Abbey
- No objections subject to the retention of as much of the original building fabric as possible, appropriate detailing of services to minimise their impact on the external appearance of the building and the use of traditional materials in new works. The Committee also recommended that an archaeological condition should be imposed and that an ecological survey be carried out.

Friar Gate Conservation Area

- i) Code No. DER/304/538 – Change of use of ground floor and basement to bar/restaurant including glazed roof to external void fronting Friar Gate, raised paved area, blocking gate and new railings and change of use of second floor to two apartments (Listed Building Consent) – Part of 100 Friar Gate
- j) Code No. DER/304/543 – Change of use of ground floor and basement to bar/restaurant including glazed roof to external void fronting Friar Gate, raising paved area, blocking gate and new railings (Planning Permission), 100-102 Friar Gate & car park to rear of 4-10 Stafford Street
- k) Code No. DER/304/540 – Construction of fire resistant partition to rear of two ground floor doors, in connection with change of use of ground floor to bar-restaurant (Listed Building Consent), Part of 100 Friar Gate
- The Committee recommended refusal on the grounds that the proposed change of use would be contrary to the presently restrained and dignified character of this part of the Conservation Area. It was also considered that the addition of physical elements such as lighting, signage, seating, tables and patio areas would be detrimental to the setting of the listed buildings and to the appearance of the Conservation Area. Serious concerns were also raised over the scale of the internal alterations and their impact on the historic

building fabric of no. 99 (grade II*), no. 100 (grade II) and no's 100-102 (locally listed).

- l) Code No. DER/304/544 – Change of use of second floor to two apartments (Planning Permission), 101-102, part of 100 Friar Gate and car park to rear of 4-10 Stafford Street

- No objection to the principle of residential conversion but the Committee raised concern over the physical impact of the proposed works on the historic fabric of the listed building.

- m) Code No. DER/304/539 – Demolition of existing two storey building and adjoining links to Stafford House and 102 Friar Gate (Conservation Area Consent), 4-6 Stafford Street

- n) Code No. DER/304/541 – Erection of four storey apartment block comprising 16 units (Planning Permission), Site of 4-6 & car park to rear of 4-10 Stafford Street

- The Committee recommended refusal of the application on the grounds that the design of the proposed four storey development was considered to be poorly articulated and poorly proportioned in relation to the adjacent buildings, with inappropriate detailing of the roof, eaves and stone facing at ground floor level. It was considered that the storey heights in the new development should reflect those of adjacent buildings as expressed by their external elevation. It was noted that accordingly a building of the height proposed should be three storeys only.

It was also considered that, in the absence of a satisfactory form of redevelopment of the site, the application for Conservation Area Consent for the demolition of the existing building was premature and should be refused.

- o) Code No. DER/304/542 – Change of use from office to six apartments. 8-10 & car park to rear of 4-10 Stafford Street

- No objection subject to appropriate detailing and routing of services, materials, sample brickwork and details of railings and gates. The Committee also requested that the proposal included the reinstatement of the missing ridge chimney stack from no. 8 Stafford Street.

- p) Code No. DER/304/563 – Extensions to meeting room (toilets for disabled people and construction of a ramp and canopy), at the Meeting Room, Curzon Street

- The Committee recommended refusal of the application on the grounds that the loss of the iron railings along the site frontage and the introduction of two meter cabinets into the front elevation of the building would undermine its historic integrity and would therefore be harmful to this part of the Conservation Area. It was also noted that no details had been provided of the signage indicated on the submitted plan.

- q) Code No. DER/104/139 & DER/104/149 – Demolition of existing buildings to enable construction of 24 residential units on the site of 65-71 Ashbourne Road

- The Committee recommended refusal of the application on the grounds that, whilst noting that amendments had been made to the proposal since it was originally submitted, the revisions had done little to address the Committee's previously stated concerns. It was considered that the design was of the poorest standard and the Committee remained strongly opposed to the proposal.

The Committee felt that the two existing buildings made a positive contribution to the character of the Conservation Area and should be retained and reused.

Little Chester Conservation Area

- r) Code No. DER/304/495 – Land to rear of the Coach and Horses Public House, Mansfield Road and corner of Camp Street, erection of eight residential units

- The Committee recommended refusal of the application on the grounds that, whilst noting that amendments had been made to the proposal since it was originally submitted, the revisions had not addressed the Committee's previous objection. It was commented that, although a precedent had been set for the use of dormer windows on the Mansfield Road frontage, the Camp Street frontage should be limited to two storeys in height, which would be more conventional. It was advised that a low stone wall on the Camp Street frontage could contain stone of Roman origin.

- s) Code No. DER/404/675 – 31 Mansfield Street, extension to dwelling house (conservatory)

- No objections.

Mickleover Conservation Area

- t) Code No. DER/404/773 – Apartment 2, Mickleover House, Orchard Street, Mickleover

- The Committee recommended refusal of the proposed conservatory on the grounds that it was of an inappropriate design, siting and materials for construction of the building within this Conservation Area.

There were no objections to the proposed kitchen extension, but it was advised that it should be roofed in natural slate and not artificial slate as outlined in the proposal.

- u) Code No. DER/404/791 – Replacement of windows and doors to dwelling house, 10 Etwall Road, Mickleover

- No objection subject to the use of a simple, vertically boarded door with a painted finish as the proposed replacement door was considered to be

inappropriate. It was noted that the proposed replacement windows were an improvement to the existing windows, but further improvements were suggested in that the leading to the windows should be removed and the frames to be paint finished.

Nottingham Road Conservation Area

- v) Code No. DER/404/725 – Display of externally illuminated fascia sign, externally illuminated wall sign and projecting sign, 61-63 Nottingham Road
 - No objections.
- w) Code No. DER/304/564 – Incorporation of shop into public house, 61-63 Nottingham Road. (The Liversage Arms)
 - No objections.
- x) Code No. DER/304/568 - Internally illuminated wall sign, lantern brand panel, pictorial sign, lettering to existing arch and two amenity boards, at 87 Nottingham Road. (The Peacock)
 - No objection to the application, but the Committee requested the chord sign to be set back to maintain the prominence of the brick arch.

Strutts Park Conservation Area

- y) Code No. DER/404/628 – Erection of front wall and fence, 19 North Parade
 - No objections in principle to the application as the Committee noted that the proposed wall and railings were to replace an existing block wall, and was considered to be an improvement to the existing situation. However, it was requested that the application be amended in detail to omit the piers of brickwork and to detail the height of the front wall as original (the same as the adjoining property). It was also recommended that an appropriate historic precedent be sought for the type of iron railings and gate.
- z) Code No. DER/404/675 – Erection of summer house, 120 Duffield Road
 - No objections.
- aa) Code No. DER/304/561 – Installation of sash windows on front elevation of dwelling, 104 Arthur Street
 - No objections.
- bb) Code No. DER/404/633 – Erection of four terraced dwellings, (Amendment to previous scheme approved under DER/403/730). Land adjacent to Derwent Medical Centre, 26 North Street
 - The Committee had no comments.

Mr James, having declared an interest in the above item, left the meeting during discussion and voting thereon.

cc) Code No. DER/404/692 – Replacement of windows to front elevation of dwelling, 97 Arthur Street

- No objections.

dd) Code No. DER/404/754 – Retention of six information signs, St Mary's R C Primary School, Darley Lane

- The Committee recommended refusal of the application on the grounds that the advertisements were large and conspicuous, which were considered to be detrimental to visual amenity and to the appearance and character of the Conservation Area.

Others

ee) Code No. DER/04/04/00827 – Extension to Church (Toilets and installation of West End Doors) at St Peters Church, Church Street, Littleover

- The Committee recommended refusal of the application on the grounds that, despite the proposed siting of the extension being built on to a previously extended part of the church constructed of reconstituted stone, the use of natural stone was preferred. It was advised that, rather than the extension to the Grade B listed building being constructed in artificial reconstituted stone, the use of natural stone should be pursued further with the applicant.

81/03 Policy Review

City Centre Conservation Area Boundary

This item was deferred to the next meeting.

MINUTES END