

Time commenced – 5.15pm

Time finished – 7.41pm

CONSERVATION AREA ADVISORY COMMITTEE 11 FEBRUARY 2010

Present: Mr D Armstrong (Co-opted) (In the Chair)
Councillors Care and Wood
Mr P Billson (Derbys Historic Buildings Trust)
Ms J D'Arcy (Derbys Archaeological Society)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Mr J Sharpe (Ancient Monument Society)

City Council Officers:

Ms D Maltby (Regeneration and Community)
Mr H Hopkinson (Regeneration and Community)

64/09 Apologies

Apologies for absence were received from Councillors Naitta, Rawson and Turner. Apologies were also received from Mr Craven, Mrs Craven and Mr Hodgkinson.

65/09 Late Items Introduced by the Chair

There were no late items.

66/09 Declarations of Interest

There were no declarations of interest.

67/09 Confirmation of the minutes of the meeting held on 7 January 2010

The minutes of the meeting held on 7 January 2010 were confirmed as a correct record and signed by the Chair.

68/09 Report on applications determined since the last meeting

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

69/09 Committee Report

City Centre Conservation Area

Application No. DER/01/10/00011 - 13-13A St. James Street, Derby - Change of use from Retail (Use Class A1) to Financial and Professional Services (Use Class A2)

The Committee raised no objections.

Application No. DER/01/10/00060 - 20-21 Corn Market, Derby (The Book Cafe) - Display of externally illuminated fascia sign and hanging sign

The Committee raised no objections in principle to the hanging sign, but suggested that officers ensure that the existing fixings points from the removed previous hanging sign be used. The Committee raised no objections in principle to the 'Book Café' portion of the fascia signage, subject to officer negotiation of a reduction in number of fixing points, but did object to the additional black lettering as it was considered that the addition would result in visual clutter, to the detriment of the character of the simple, horizontal design of the building.

Application No. DER/01/10/00071 - Public Information Screen, Market Place, Derby - Display of 2 single sided banner signs

The Committee expressed concern about the precedent that may be set for the use of banner signs by other advertisers, as well as the detrimental impact of the banners on the character of this important space in the conservation area, due to the addition to the overall large scale of the digital screen. The Committee also noted the recent CABE and English Heritage guidance regarding large digital screens in public areas, and the statement within it which discourages the use of commercial advertising in public places. It was noted that the banners had already been installed and that the majority of the logos on the banners were already located on the frame of the screen, and that the screen itself could be used for advertisement of the Olympics. For these reasons, the Committee objected to the banners and recommended refusal. The Committee also requested that officers seek removal of the banners and support brackets as soon as possible.

Application No. DER/11/09/01388 - 24 Corn Market, Derby (Herbert Brown & Son Ltd) - Installation of shopfront and shutters, removal of internal walls to form staff facilities and display of 2 internally illuminated fascia signs and 1 non illuminated projecting sign

The Committee welcomed this proposal for reinstatement of the historic shop front and raised no objection in principle to either the shop front or the signage, subject to officer satisfaction with the details. However, it was suggested that the corner of the fascia be rounded rather than canted as illustrated in the historic photograph of the building that was tabled at the meeting.

Darley Abbey Conservation Area

Application No. DER/11/09/01279 - 9 Old Lane, Darley Abbey, Derby - Extension of dwelling house (2 bedrooms and enlargement of lounge)

The Committee raised no objections.

Application No. DER/12/09/01492 - 6 Lavender Row, Darley Abbey, Derby - Installation of windows at front and rear

The Committee welcomed the applicant's attempt to reinstate the original window type. No objection was raised in principle to the reinstatement of vertical sliding sash windows, but the Committee requested that this be subject to officer negotiation for further research to arrive at the most appropriate style based on physical and historic photographic evidence, as this would set a precedent for reinstatement of windows on the rest of the terrace. It was advised that the windows should be set back and fixed within the rebates, and single glazed with functioning glazing bars, so that the historic window type could be accurately recreated.

Hartington Street Conservation Area

Application No. DER/11/09/01379 - 45 Hartington Street, Derby - Retention of satellite dish

The Committee objected to and recommended refusal of the dish as it was felt that a large dish located at this height on the front of the building had a detrimental effect on the character of the conservation area, and alternative, more discreet locations could be found. The Committee requested that appropriate action be taken to have the remainder of the unauthorised dishes along the street removed.

Little Chester Conservation Area

Application No. DER/06/09/00744 - 32 Chester Green Road, Derby - Installation of windows and doors

The Committee objected to the casement windows and recommended refusal on the grounds that the design of the replacement windows were of non-traditional form which, by virtue of the form of construction and outward opening nature would be an inferior type of window replacement that would set an undesirable precedent for similar schemes of window replacement, and would therefore fail to preserve or enhance the character of the conservation area.

Mickleover Conservation Area

Application No. DER/12/09/01495 - 14 Orchard Street, Mickleover, Derby - External alterations to garage to form garden room

The Committee objected to the proposed conversion and recommended refusal, on the grounds that the replacement of the garage door under its large segmental arch with three windows not of historic proportions would not respect the original design and function of the extension to the Victorian former outbuilding of Mickleover House. It was suggested that an alternative design for the front elevation be negotiated which would better respect the form and character of the building. No objection in principle was raised in respect of the French doors on the side elevation.

Others - not in Conservation Areas Conservation Area

Application No. DER/08/09/01033 - 175 Village Street, Derby - Removal of internal stud partition wall and formation of toilets for disabled people.

The Committee raised no objections in principle to the proposed alterations subject to officer satisfaction with details, and negotiation to locate the extract for the disabled toilet to the rear of the building rather than on the side elevation facing Browning Street.

Application No. DER/11/09/01405 - 97 King Street, Derby (Seven Stars PH) - Installing a 4m high lighting column

It was noted that the Seven Stars PH was not a Victorian building, and therefore a modern column would be more appropriate than the one that had been installed and which was a copy of a typical Victorian pattern, but with a modern globe lantern. The Committee suggested that the applicant re-evaluate whether this lighting was required, in anticipation of the upgrading of the street lighting on King Street and the new road behind the car park. The Committee therefore recommended refusal as the design of the column and light were not considered to be acceptable in relation to the age of the building and suggested that the need for the light be re-evaluated.

Strutt's Park Conservation Area

Application No. DER/01/10/00005 - Derby Rowing Club, Darley Grove, North Parade, Derby - Extension to rowing club (landing stage)

The Committee raised no objections.

MINUTES END