

Time commenced – 5.18pm
Time finished – 6.35pm

CONSERVATION AREA ADVISORY COMMITTEE 03 NOVEMBER 2005

Present: Mr M Craven (Victorian Society)
Mr D Armstrong (Co-opted)
Mr P Billson (Derbyshire Historic Buildings Trust)
Mrs J D'Arcy (Derbys Archaeological Society)
Mr C Glenn (IHBC East Midlands)
Mr J James (Chamber of Commerce)
Mr M Mallender (Co-opted)
Councillor Samra
Mr J Sharpe (Ancient Monument Society)
Councillor Travis
Mr B Wyatt (RIBA Nott's & Derby Society)

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)
Mrs D Maltby (Development and Cultural Services)

34/05 Apologies

Apologies were received from Councillor Tittley, Mrs A Hutchinson and Mrs C Craven.

35/05 Late Items Introduced by the Chair

The Chair introduced one late item.

36/05 Declarations of Interest

There were no declarations of interest.

37/05 Minutes of the Previous Meeting

The minutes of the meeting held on 6 October 2005 were confirmed as a correct record and signed by the Chair.

38/05 Proposal Under the Cathedral Measures to Provide a Hospitality Facility in the Southwest Corner of the Cathedral Church, Derby

Harry Hopkinson presented a consultation under the Cathedral Measures to provide a hospitality facility in the southwest corner of the Cathedral Church. The scheme amounted to a relatively minor amendment to a scheme for which approval already existed.

The Committee noted that there was nothing significant to affect the historic fabric and that this proposal was virtually identical to that previously approved. Nonetheless, the Committee expressed a reservation over the need to protect the historic timber wall panelling from the heat/ventilation flow from the refrigeration appliances.

39/05 Report on Applications Determined Since the Last Report

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

40/05 Committee Report

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

Friar Gate Conservation Area

- a) Code Nos. DER/1005/1656 & - Change of use from retail to restaurant (Use DER/1005/1657 Class A3) and alterations to listed building including installation of ramp for disabled people, insertion of new openings, formation of roof and erection of toilet block and covered way, 11, 11A and 12 Friar Gate

The Committee noted that this was a resubmission of a previous scheme of reuse for these buildings. Whilst accepting in principle the change of use to restaurant use, the Committee expressed concern over the absence of any submitted details in respect of the proposed first floor fire escape, the proposed iron gate to the listed building and full details of the means of ventilation/extraction. It was noted that the suggested means of providing fire protection within the floors would be inappropriate in connection with the lime ash floors of nos. 11A and 12 Friargate. The Committee also noted that its previous request for an archaeological building record of the timber cored grade II listed building had not been met but accepted that, given the level of alteration to the fabric being proposed, then the applicant could alternatively address this issue by stripping off the internal plaster beneath the window where the fire escape route was proposed. Consequently, the Committee considered that there was inadequate information to properly consider this proposal and therefore recommended that the application be deferred pending the submission of these outstanding details.

Hartington Street Conservation Area

- b) Code No. DER/1005/1685 – Conversion of garage/storage building to dwelling house, 8 & 9 Hartington Mews, Hartington Street

The Committee raised no objections subject to the appropriate conditions relating to prior approval of new joinery, rain water goods and replacement brickwork/repainting. The Committee considered it was important that these details should match those being employed on the adjacent unit that is currently being converted in a similar manner.

Mickleover Conservation Area

- c) Code No. DER/905/1610 – Land rear of 14 Moorland Road, Mickleover

The Committee made no comment.

- d) Code No. 905/1574 – Site of 12 Vicarage Road, Mickleover (Vicarage Road Family Centre)

The Committee recommended that the design of the proposed library be reconsidered as it was considered to be uninspired for this site on the edge of the Conservation Area with a use of an inappropriate material (cedar timber cladding) and with a lack of civic stature as a new community building. It was considered that the proposal failed to make the most of this opportunity of enhancing the character of the Conservation Area with a building of greater distinction. Particular concern was expressed over the proposed illuminated advertisement panel rising out of the new boundary wall as shown on the submitted plan.

Strutts Park Conservation Area

- e) Code No. DER/1005/1650 – 10 Queen Mary Court

The Committee raised no objections subject to the use of appropriate matching materials.

- f) Code No DER/905/1577 and DER/905/1620 – 4 North Parade, Derby
Erection of a detached garage

The Committee objected and recommend refusal on the grounds that the revised proposal, being of taller proportions and with a roof alignment contrary to that of the listed terrace, was even more harmful to the appearance and setting of the listed building than the previous proposal that had been recommended for refusal. The Committee noted that, notwithstanding its previous recommendation, planning permission had been granted for that previous proposal and expressed particular concern over the inappropriate nature of the double-width up and over metal garage door.

- g) Code No. DER/905/1562 – Installation of UPVC windows at Flat 7, Strutts Park House, Chevin Road

The Committee objected and recommended refusal on the grounds that the proposed replacement Upvc windows are uncharacteristic of the design of this particular building and of the Conservation Area as a whole. It was considered that the existing frames should be replaced with matching timber windows. Further concern was expressed over the piecemeal approach to window replacement in this residential building that is in multiple ownership and over the potential consequences of such an approach to the appearance and character of the building. The Committee noted that a number of other windows within the block had already been replaced with Upvc frames without the benefit of planning permission and recommended that the City Council consider the taking of appropriate enforcement action.

- h) Code No. DER/905/1578 – Change of use of first floor from hair salon (A1) to beauty treatment rooms/barber room (A2) at 19A Duffield Road

The Committee raised no objections.

- i) Code No. DER/905/1594 – Installation of two velux windows at 105 Arthur Street

The Committee considered that two roof lights on the front roof slope would be excessive but advised that a single conservation-type roof light sitting flush with the roof plane would be regarded as appropriate and in accordance with its previous recommendation in respect of application ref DER/405/612.

Late Item - City Centre Conservation Area

- j) Code No. DER/09/05/01498 – Change of use from use class A1 (retail) to use class A2 (financial and professional) – 3 St James Street

The Committee agreed to confirm the decision of the Chairman not to register any objections to this proposal.