

Time commenced – 5.15pm

Time finished – 6.55pm

## **CONSERVATION AREA ADVISORY COMMITTEE 7 February 2008**

Present: Mr Craven (Victorian Society) (in the Chair)  
Councillors Care, S Khan, Repton. Richards, Willoughby and Wood  
Mr D Armstrong (Co-opted)  
Mr P Billson (Derbyshire Historic Buildings Trust)  
Mrs N Consterdine (Derby Civic Society)  
Mrs J D'arcy (Derbys Archaeological Society)  
Mr J James (Chamber of Commerce)  
Mr M Mallender (Co-opted)  
Mr J Sharpe (Ancient Monument Society)  
Mr R Wyatt (RIBA)

City Council Officers:

Ms Susana Pando (Democratic Services)  
Ms Debbie Maltby (Regeneration and Community)  
Ms Chloe Oswald (Regeneration and Community)  
Ms Helen Oakes (Regeneration and Community)

### **61/07 Apologies**

Apologies were received from Mrs Craven and Mr Glenn

### **62/07 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:

Proposed cycle signage in the Little Chester, Darley Abbey and Mickleover Conservation Areas

The Committee generally welcomed the dark green finger post signs replacing the existing ones. It was suggested that on C1 the preference would be for two signs in/near the existing locations rather than the one in the new one. Comment was made that white lettering on dark green finger posts may need maintenance more often than other combinations, and officers were asked to clarify whether the lettering is to be mild steel with enamel or painted lettering to ascertain what level of maintenance will be required. It was also suggested that the direction to Melbourne on the sign in the Little Chester Conservation Area be omitted.

## 63/07 Declarations of Interest

Mr Mallander declared a personal prejudicial interest in application Code No DER/01/08/00038 – Alteration to offices (Installation of handrails), 44 Friar Gate (Taylor, Simpson and Mosley)

## 64/07 Minutes of the Previous Meeting

The minutes of the meeting held on 10 January 2008 were confirmed as a correct record and signed by the Chair.

## 65/07 Report on Applications Determined Since the Last Report

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

## 66/07 Street Lighting PFI

The Committee received a progress report on Derby's Street Lighting PFI, which was signed with Balfour Beatty last year. Information on the PFI is available on the website [www.lightingderby.com](http://www.lightingderby.com). A request was made that officers ensure that Councillors of the wards affected will be consulted on any proposed change to lighting columns and lamps. It was noted that the first conservation area to be considered, Darley Abbey, may have archaeological implications if underground re-wiring is necessary. The Committee also suggested that the location for public consultation be more central within the city, for instance the Guildhall.

## 67/07 Public Realm Strategy

The Committee received a progress report on the Public Realm Strategy, which is available to view on the Derby Cityscape website, [www.derbycityscape.com](http://www.derbycityscape.com). The strategy identifies key pathways and spaces within the City.

The Committee raised concerns over the lack of consultation at an early stage in the production of the strategy, but welcomed this report. It was noted that simplicity of spaces was desirable and any schemes for spaces in Derby should bear this in mind. Mr Armstrong informed the Committee that he would be attending the Tall Buildings Strategy Design workshop on the 12<sup>th</sup> February on behalf of the Committee.

## 68/08 George Rennie Award

The conversion of the Church of St. Werburgh on Friar Gate into a restaurant, and the mixed-use conversion of 99 to 102 Friar Gate (The Limes) were

nominated for the George Rennie Award, which is to be presented in September.

## 69/07 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/11/07/02140 – Extension to public house (pergola), Red Cow PH, 2 St. Edmunds Close, Allestree

The Committee raised no objection

- b) Code No DER/01/08/00003 - Extension to dwelling house (kitchen, utility, WC bedroom and studio) 4 St Edmund's Close, Allestree

Although the Committee found the general traditional design and detailing of the proposed extension to be acceptable, it was recommended that this application be refused as the proposed two storey extension, with the same ridge height as the main dwelling, would be over dominant in relation to what was originally two separate cottages. As the proposed extension would be easily visible from Church Walk it was considered that it would therefore have a detrimental impact on the character of the Conservation Area.

### **City Centre Conservation Area**

- c) Code No DER/08/07/01668 – Erection of fencing and gates at Burdett House, Becket Street

The Committee raised no objection.

- d) Code No DER/10/07/01952 - Demolition of boundary wall of Middleton House physically and historically connected to the listed building at 26 and 29 St. Mary's Gate in connection with the erection of 25 apartments, retail units (use classes A1/A2), cafe/restaurant (use classes A3/A5 office (use classes B1/A2 and associated car parking – Middleton House, 27 St Mary's Gate /1-4 Bold Lane (former Princes Supermarket)

The Committee raised no objection.

- e) Code No. DER/11/07/02177 - Installation of internal doors and security screen, 41 and 42 St Mary's Gate, Derby

The Committee raised no objection.

- f) Code Nos DER/07/07/01396, 1397 & 1398 – Extension to public house (awning) and display of non-illuminated signage 9 Strand (Barracuda)

The Committee objected to and recommended refusal of the proposed awning as it would result in an unacceptable disturbance to the simple façade of this grade II listed building, to the detriment of its special character.

- g) Code Nos DER/01/08/00047, 00050 & 00051 - Installation of shop front, alterations to entrance and display of internally illuminated projecting sign 22 Strand (Can Can)

The Committee raised no objection.

- h) Code Nos DER/01/08/00106 & 107 - First floor, Royal Buildings, 1 – 8 Victoria Street and 22 – 23 Corn Market, change of use and alterations of first floor from tanning studio and hairdressers to function room/night club/music venue (Use Class A4)

The Committee resolved to defer comment on this application until further details of the proposed alterations to this grade II listed building were submitted.

#### **Friar Gate Conservation Area**

- i) Code No DER/12/07/02269 & DER/12/07/02270 - Extensions to Hotel (Function Room and 4 bedrooms) at 32-34 Ashbourne Road (Georgian House Hotel)

Although the design of the proposed extension was considered to be appropriate within the setting of this grade II listed building, the Committee recommended refusal as it was felt that the height would result in an over-dominant building. It was noted in particular the excessive height in relation to the adjacent listed building, as the proposed building would sit close to the boundary wall.

- j) Code Nos DER/12/07/02313 & DER/12/07/02314 Retention of non-illuminated hanging sign at 11 Friar Gate (Graze restaurant)

The Committee raised no objection.

- k) Code No DER/01/08/00038 – Alteration to offices (Installation of handrails), 44 Friar Gate (Taylor, Simpson and Mosley)

The Committee raised no objection.

### **Little Chester Conservation Area**

- l) Code No DER/11/07/02129 – Installation of 2 rooflights, 4 St. Paul's Road, Chester Green

The Committee objected to and recommended refusal of the proposed rooflights as it was considered that they would be too wide in proportion in comparison with traditional roof lights and that they should be aligned horizontally with other rooflights on neighbouring properties.

- m) Code No DER/12/07/02332 - Retention of change of use from warehousing (Class B8) to industry (Class B2). Yard adjacent to 13 Caesar Street, Derby

The Committee raised no objection.

### **Railway Conservation Area**

- n) Code No DER/12/07/02302 - Extension to Restaurant, (Store Room and Toilets) 8-9 Midland Road, Derby

The Committee raised no objection.

- o) Code No DER/01/08/00026 - Demolition of canopy, Railway Station, Railway Terrace

The Committee raised no objection.

- p) Code No DER/01/08/00046 – Installation of ATM, Midland Road (Post Office)

The Committee raised no objection.

### **Spondon Conservation Area**

- q) Code No DER/09/07/01742 - Formation of vehicular access and erection of brick pier, 23 Church Street, Spondon

The Committee objected to and recommended refusal of this proposal as the wall was considered to positively contribute towards the character of the Conservation Area, and loss of a section of this wall would neither preserve nor enhance this character.

Minutes End