

Time commenced – 5.25pm
Time finished – 6.45pm

CONSERVATION AREA ADVISORY COMMITTEE 7 APRIL 2004

Present:

Mr M Craven (Victorian Society) (in the Chair)
Mr M Mallender (Co-opted)
Mr R Pegg (Derby Civic Society)
Mr D Armstrong (Co-opted)
Mrs J D'Arcy (Derby Archaeological Society)
Mr P Billson (Derbyshire Historical Buildings Trust)
Mr C Glenn (IHBC East Midlands)
Mr J Sharpe (Ancient Monuments Society)
Councillor Samra
Councillor Travis

City Council Officers:

Mr H Hopkinson (Development and Cultural Services)

Apologies:

Mr K Hamilton (Twentieth Century Society)
Mrs C Craven (Georgian Group)
Mr J James (Chamber of Commerce)

69/03 Appointment of Chair

Resolved to appoint Mr M Craven as Chair for the meeting.

70/03 Late Items Introduced by the Chair

There were no late items.

71/03 Declarations of Interest

Councillor Travis declared a personal prejudicial interest in DER/304/534 & DER/304/535 – Installation of Gates, The Hollies, 1 New Road, Darley Abbey.

72/03 Minutes of Previous Meeting

The Chair signed the minutes of the meeting held on 11 March 2004 as a correct record.

73/03 Report on Applications Determined Since the Last Report Dated 27 February 2004

The Committee received an update on previous applications that had been determined since the last report, dated 27 February 2004.

74/03 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/304/482 – Extensions to bungalow (enlargement of existing lounge) at 2 Siddals Lane, Allestree

- No objections.

City Centre Conservation Area

b) Code Nos. DER/304/378 and DER/304/382 – Alterations to ramp access and steps, installation of lift, alterations to connect the two buildings, repairs to brickwork, and masonry, and change of use of shop to offices and meeting room, Derby Church House, Full Street and St Michael's House, Queen Street

- No objections.

c) Code No. DER/304/419 – Change of use to A3 (food and drink) use, Neales Auctioneers, 1 Becket Street

- No objections.

d) Code Nos. DER/304/425 and DER/304/426 – Construction of ramp for disabled people, replace inner lobby doors and minor refurbishment to internal area, 7 Market Place (Nat West Bank)

- The Committee recommended refusal of the application on the grounds that the proposed access ramp at the front of the building and within the public footway would create a significant intrusion to the detriment of both the listed building and the character of the Conservation Area. Concern was also expressed over the potential precedent that the proposal could set in the City Centre. It was suggested that access for disabled persons could be achieved by reducing the internal floor level immediately through the entrance doors and providing a small slope to the lower floor level.

e) Code No. DER/304/486 – Display of internally illuminated fascia sign and one projecting wall sign, 12 Market Place

- The Committee recommended refusal of the application on the grounds that this type of illumination was in principle unacceptable in that part of the Conservation Area. It was also noted that details had not been submitted outlining details of the projecting wall sign, and was not considered.
- f) Code No. DER/204/355 – Change of use to solarium of second floor offices, Royal Buildings, Victoria Street
- No objections.
- g) Code No. DER/204/361 – Erection of balustrade at 15-17 Cheapside
- No objections.

Darley Abbey Conservation Area

- h) Code Nos. DER/304/534 and DER/304/535 – Installation of Gates, The Hollies, 1 New Road, Darley Abbey
- No objections.

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

Friar Gate Conservation Area

- i) Code Nos. DER/304/377 and DER/304/471 – 35-37 Friar Gate
- No objections.
- j) Code No. DER/304/520 – 39 Friar Gate
- No objections.
- k) Code Nos. DER/104/65 and DER/104/66 – 38 Ashbourne Road and land adjacent to 85 Markeaton Street
- The Committee recommended refusal of the application on the grounds that the application contained insufficient information to allow for the impact of the proposed change of use on the listed building to be fully assessed. It was noted that the proposal remained unchanged from when it was considered at a previous meeting and the Committee maintained their objection.

Little Chester Conservation Area

- l) Code No. DER/304/495 – Erection of 8 terraced houses on land to the rear of the Coach and Horses PH, Mansfield Road and corner of Camp Street
- The Committee recommended refusal of the application on the grounds that the form of the proposed development was uncharacteristic of the

Conservation Area and the poor detailing of doors and windows would be a detriment to the appearance. It was considered that a two storey terraced development would be more appropriate and more consistent with the established form of development. It was felt that the proposed level of off street parking was inadequate to meet the likely demands of residents and visitors which would lead to increased congestion and parking issues.

It was also noted that the site had never been substantially built upon and there was a likelihood of there being significant archaeological deposits within the ground. It was requested that in the event of planning permission being granted for a satisfactory scheme, then the requirements of the necessary archaeological condition be as thorough as possible.

Councillor Samra left the meeting at this point.

m) Code No. DER/304/429 – Erection of toilet at Chester Green Bowls Club, Darley Playing Fields, City Road

- No objection in principle to the proposal, but it was noted that it would be subject to Scheduled Monument Consent being granted by the Secretary of State. The Committee expressed a preference for the WC to be sited adjacent to the timber pavilion instead of the isolated position in close proximity to the listed building Derwent House, as shown in the submitted plan.

Mickleover Conservation Area

n) Code No. DER/304/529 – Extensions to dwelling house (porch and shower room) at 9 Mickleover Manor, Mickleover, Derby

- The Committee recommended refusal of the application on the grounds that the proposed extension would undermine the linear relationship of the recently constructed dwelling with the adjacent Mews Cottage that forms part of Mickleover Manor. This was considered to be detrimental to the setting of the listed building.

Railway Conservation Area

o) Code No. DER/304/424 – Reconstruction of Station Footbridge, Railway Terrace, Derby

- No objections, although it was noted that the replacement bridge did not match the recently extended footbridge.

Spondon Conservation Area

p) Code No. DER/304/517 – Extensions to dwelling (bedroom and en-suite), 30 Park Road, Spondon

- No objections.

Strutts Park Conservation Area

- q) Code No. DER/204/335 – Rear extension to dwelling, 19 Kingston Street
 - No objections.
- r) Code No. DER/304/420 – Replacement of door and two windows in front elevation, 15 Edward Street
 - No objections.
- s) Code No. DER/304/514 – Replacement of windows to front elevation of dwelling, 63 Belper Road
 - No objections.

Arboretum Conservation Area

- t) Code No. DER/204/244 – Change of use to 3 x 2 bedroomed flats, 6 Arboretum Square
 - No objections.

Others

- u) Code No. DER/304/422 – Alterations to roof of listed building at 5 Church Street, Alvaston
 - No objections.

75/03 Policy Review

City Centre Conservation Area Boundary

A document was circulated which had been produced by the Chair. It gave details on the City Centre Conservation Area boundary and explained what had been discussed in previous meetings. Maps were also provided which showed the current boundary and the proposed extension. Members of the Committee were asked to read the proposal thoroughly so it could be considered at the next meeting when the Chair was in attendance.

Resolved to defer this item to the next meeting of the Committee to allow members to read the proposal so it could be considered when the Chair was in attendance.

George Rennie Award

Three nominations put forward at the last meeting of the Committee were considered and a decision needed to be made as to who would receive the George Rennie Award for 2004. The nominations were as follows:

- St Mary's Gate Shire Hall and Courtyard Buildings
- Cathedral Visitors Centre
- Victoria Street Post Office

It was felt that the Post Office was the least likely candidate due to the limited extent of restoration of historic building fabric compared to the Cathedral Visitors Centre and St Mary's Gate Shire Hall. The Committee agreed to give the award to the St Mary's Gate Shire Hall and to commend the Cathedral Visitors Centre.

Resolved:

1 To give the George Rennie Award to St Mary's Shire Hall and Courtyard Buildings for the following reasons:

- for the scale of restoration to a Grade I listed building from previous poor state of repair
- for the efforts made to bring the courts back into their original use

2 To commend the Cathedral Visitors Centre for the following reasons:

- for the comprehensive restoration of a Grade II listed building
- for the regenerative effect the restoration has had on this part of the Conservation Area and Derby Cathedral

Minutes End