

Time Commenced: 17:15
Time Finished: 18:55

CONSERVATION AREA ADVISORY COMMITTEE
19 October 2017

Present: Maxwell Craven(Chair) – Georgian Group
Carole Craven – Georgian Group
Jeff James – Chamber of Commerce
Mr D Ling – Derby Civic Society
Mr I Goodwin –Derby Civic Society
Mr C Twomey – Royal Institute of British Architects
Cllr Mike Carr – Elected Member
Cllr Robin Turner – Elected Member
Cllr Robin Wood – Elected Member
Cllr Jack Stanton – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
 Julia Stewart – Senior Planning Officer
 Jackie Waring – Democratic Services Officer

The Chair formally acknowledged Jeff James' retirement from the Committee and expressed thanks for his service to CAAC and sorrow at the loss to the Committee.

Paul McLocklin was welcomed onto the Committee as the representative for the Chamber of Commerce.

25/17 Apologies

Mr Chris Collison and Mr John Sharpe

26/17 Late Items to be Introduced by the Chair

There were no late items

27/17 Declarations of Interest

There were no declarations of interest

28/17 Confirmation of the Minutes of the Meeting held on 7September2017

The minutes of the meeting held on 7September 2017were agreed as an accurate record.

29/17 Heritage and Public Art Engagement for Our City Our River, Chester Green

The Committee were asked to consider a report of the Strategic Director of Communities and Placedetailing proposals for public art work concepts for the Handyside section of the OCOR flood defence works. CAAC were asked to comment on the heritage interpretation of the art works, design and proposed materials. Concerns were raised about the proposed material and long term management of it. CAAC questioned whether it could be cleaned down in the event of vandalism. Discussion took place over whether the design being etched would last and if lettering and images would continue to be sharp in definition and whether 3D or bas relief approach would be more substantial.

CAAC felt more Roman bathhouse information could be incorporated adjacent to the Scheduled Ancient Monument (next to the cricket pavilion). It was suggested more interpretation boards could be installed on the fort, bath house and sites of the general archaeology finds in the area through the digs, detailing the history of the area.

Resolved to:

- 1. Note the report and attached appendix detailing the ideas, for artwork, generated by local input.**
- 2. Feed back the comments and concerns expressed by CAAC to the Public Art Officer**

30/17 Items Determined since the last meeting

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

Resolved to note the report.

31/17 Applications not being considered following consultation with the Chair

A report of the Strategic Director of Communities and Place, detailing matters not brought before the committee for comment following consultation with the Chair, was considered.

Resolved to note the report.

32/17 Applications to be considered

The committee received a report presented on behalf of the Strategic Director of Communities and Place on the applications requiring consideration by the Committee.

City Centre Conservation Area

Application No. & DER/06/17/00846- 26-26A Victoria Street, Derby, DE1 1ES

Location:

Proposal: Installation of a new shop front and door

Expiry Date: 30/10/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/06/17/00846>

Resolved to:

Object and recommend refusal

The proposed shop front did not relate to the existing. Suggested lost stone cornice is reinstated, signage / fascia depth is reduced and shop front design revised.

City Centre Conservation Area

Application No. & DER/09/17/01183- 6-7 Iron Gate, Derby

Location:

Proposal: Installation of signage and internal refurbishment works

Expiry Date: 13/11/2017

Listed Building: LOC

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01183>

Resolved to:

Raise no objection

subject to as much of the ceiling being repaired and retained and proposals did not damage the existing plaster ceiling.

Darley Abbey Conservation Area

Application No. & DER/09/17/01192- Land adjacent 10 and 17 New Road, Darley

Location: Abbey, Derby (opposite junction with The Hill)

Proposal: Erection of a dwelling house (use class C3)

Expiry Date: 15/11/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01192>

Resolved to:

Recommend refusal

It was felt that this building would have a detrimental effect on the Derwent Valley Mills World Heritage Site and the Darley Abbey Conservation Area

Darley Abbey Conservation Area

Application No. & DER/08/17/01117- Land adjacent 10 and 17 New Road, Darley

Location: Abbey, Derby, DE22

Proposal: Erection of dwelling house (use class C3)

Expiry Date: 23/11/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01117>

Resolved to:

Recommend refusal

It was felt that this building would have a detrimental effect on the Derwent Valley Mills World Heritage Site and the Darley Abbey Conservation Area

Friar Gate Conservation Area

Application No. & DER/02/17/00227- 30-31 Friar Gate, Derby, DE1 1BX

Location:

Proposal: Repair works to the listed building, installation of a new shopfront and erection of new access block to the rear of the existing. Erection of a new detached apartments building to the rear of the site.

Expiry Date: 01/08/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/17/00227>

Resolved to:

Object and recommend refusal

CAAC felt the windows to front should be repaired rather than replaced. Any new shop front would need to reduce fascia height and retain a gap below the first floor

windows (as per the 19th century historic photo). CAAC recommended the removal of the proposed new access through the building at ground floor level.

Friar Gate Conservation Area

Application No. & DER/02/17/00226- 30-31 Friar Gate, Derby, DE1 1BX

Location:

Proposal: Change of use to mixed use on ground floor (retention of retail use (Use Class A1), and Use Class A2 and A3 use, with residential units on the upper floors (8 units). Installation of a new shopfront and extensions to form new access to the rear of the existing building. Erection of two storey building to rear to form four further residential units. (12 units in total)

Expiry Date: 01/08/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/17/00226>

Resolved to:

Object and recommend refusal

CAAC felt the windows to front should be repaired rather than replaced. Any new shop front would need to reduce fascia height and retain a gap below the first floor windows (as per the 19th century historic photo). CAAC recommended the removal of the proposed new access through the building at ground floor level.

Friar Gate Conservation Area

Application No. & DER/09/17/01186- 15 South Street, Derby

Location:

Proposal: Erection of a gazebo

Expiry Date: 07/11/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01186>

Resolved to:

Raise no objection.

Little Chester Conservation Area

Application No. & DER/08/17/01064- 13 St. Pauls Road, Derby

Location:

Proposal: Single storey rear extension to dwelling house (enlargement of kitchen/dining area), installation of a roof light and replacement windows to the rear elevation and a door to the front elevation

Expiry Date: 18/10/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01064>

The Committee felt that the extension is at odds with other extensions along the row as they were currently uniform in design. The Committee felt a more appropriate design of extension could be submitted of lesser footprint.

Resolved to:

Object and recommend refusal

CAAC felt the size of the extension being too big. It was also felt the design did not enhance or preserve the character or appearance conservation area.

Little Chester Conservation Area

Application No. & DER/09/17/01165- 134 Mansfield Road, Derby

Location:

Proposal: Installation of security shutters and installation of replacement front window and door

Expiry Date: 24/11/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01165>

Resolved to:

Object and recommend refusal

CAAC felt the size of the extension being too big. It was also felt the design did not enhance or preserve the character or appearance conservation area.

Leylands Estate Conservation Area

Application No. & DER/08/17/01092- Site of Boiler House and Maintenance Building at

Location: Leylands Estate, Broadway, Derby

Proposal: Demolition of boiler house and maintenance building. Erection of 12 retirement flats (use class C3)

Expiry Date: 21/12/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01092>

Resolved to:

Object and recommend refusal

The new building does not respect the character or appearance of the conservation area. CAAC stated they would welcome a proposal along the same as the previously approved scheme on this site which related better to its context.

Strutt's Park Conservation Area

Application No. & DER/08/17/01090- 2 Duffield Road, Derby

Location:

Proposal: Change of use of ground floor from retail (use class A1) and first and second floors from a house in multiple occupation (use class C4) to a ten bedroom house in multiple occupation (Sui Generis use) including bricking up of the shop front and installation of two new windows and entrance door

Expiry Date: 29/11/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01090>

Resolved to:

Object and recommended refusal

The heritage statement was limited and had not looked at historic photos to inform the proposed design. All changes need to be justified. It is possible that the original form would have been a 2 bay frontage with a door one side and a window to the other. Any render needed to match that to the upper parts of the building and be lined out to match. The current proposal did not preserve or enhance the character of appearance of the conservation area.

Minutes End