

Time Commenced: 17:15  
Time Finished: 18:45

**CONSERVATION AREA ADVISORY COMMITTEE ``**  
**5 July 2018**

Present: Maxwell Craven– Georgian Group  
Chris Twomey – Royal Institute of British Architects  
David Ling – Derby Civic Society  
Ian Goodwin – Derby Civic Society  
Joan D'Arcy – Derbyshire Archaeological Society  
John Sharpe – Ancient Monuments Society  
Carole Craven - Georgian Group  
Cllr Robin Wood – Elected Member  
Cllr Eric Ashburner – Elected Member

Officers in Attendance      Chloe Oswald – Conservation Team Leader  
Chris Partrick – Conservation Officer  
Jackie Waring – Democratic Services Officer

**11/18      Apologies**

Apologies were received from Chris Collison, Paul McLocklin and Cllr Jack Stanton

**12/18      Late Items to be introduced by the Chair**

Chair accepted two addendum reports

**13/18      Declarations of Interest**

None

**14/18      Confirmation of the Minutes of the Meeting held on 14  
June 2018**

The minutes of the meeting held on 14 June 2018 were agreed as an accurate record subject to the following amendment:

**15/18      CAAC Items Determined since last agenda**

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

**Resolved to note the report.**

**16/18 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.**

**17/18 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.

The Committee agreed to take an addendum report detailing all 12 applications for telephone kiosks, with internally lit advertising hoardings, to be installed at various locations within the City Centre.

- 06/18/00945/ & 06/18/00965/ Land adjacent to Old Post Office (Bar Soba), Victoria Street
- 06/18/00933/ & 06/18/00949/ Land adjacent to 7-11 St. Peters St (outside Tesco)
- 06/18/00937/ & 06/18/00953/ Land adjacent to 17-24 Victoria St
- 06/18/00935/ & 06/18/00951/ Land adjacent to 5-6 Market Place (Santander)
- 06/18/00934/ & 06/18/00950/ Land adjacent to 15-16 Market Place (Nando's)
- 06/18/00944/ & 06/18/00964/ Land adjacent to 1 East Street
- 06/18/00954/ & 06/18/00938/ Land adjacent to 22-26 St Peters Street
- 06/18/00936/ & 06/18/00952/ Land adjacent to 1 Royal Buildings, Victoria St
- 06/18/00943 & 06/18/00963/ Land adjacent to 11-13 East Street
- 06/18/00939 & 06/18/00955/ Land adjacent to 52 St Peters Street, Derby
- 06/18/00942/ & 06/18/00962/ Land adjacent to 11 Exchange Street (Thomas Cook)
- 06/18/00948/ & 06/18/00968 Land in front of Castle & Falcon PH, East Street

**Resolution**

**Recommend refusal**

CAAC objected to all the kiosk applications and considered that the communications aspect of the proposals was largely camouflage for advertising hoardings, given that internally illuminated signage and advertisements have been resisted historically in the city's conservation areas. They were concerned that the density and uncoordinated siting of the kiosks added to street clutter and that overall the proposals were detrimental to the character of the City Centre and Green Lane/St Peter's Street conservation areas, together with the individual setting of numerous listed and locally listed buildings.

### **No Conservation Area**

**Application No. & Location:** DER/06/18/00834 - The First Church of Christ Scientist, Friary Street, Derby  
**Proposal:** Display of various signage  
**Expiry Date:** 31/07/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00834>

### **Resolution**

#### **No Objection**

CAAC accepted that the amended sign positions on 45 degree splays, together with illumination, were justified to identify the building but thought that internal illumination of the hanging signs to the front elevation should be resisted.

They objected to the projecting canopy on the grounds that it was an incongruous feature, detrimental to the character of the listed building.

### **No Conservation Area**

**Application No. & Location:** DER/06/18/00876 - Derby College, The Roundhouse, Roundhouse Road, Pride Park, Derby  
**Proposal:** Erection of a catering marquee for temporary period (from 1 October 2018 to 7 January 2019)  
**Expiry Date:** 13/08/2018  
**Listed Building:** G2S

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00876>

### **Resolution**

#### **No Objection**

However, as this was a recurrent application CAAC Members thought, options for a permanent solution should be explored.

## **City Centre Conservation Area**

**Application No. &** DER/06/18/00880 - 1 St. Peters Street, Derby (HSBC)

**Location:**

**Proposal:** Internal and external alterations to include the installation of signage, new flooring and a stud partition

**Expiry Date:** 09/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00880>

**Resolution**

**No Objection – to internal alterations**

**Object and recommend refusal to:**

the LED strip lighting to the entrance and particularly to the opaque red film proposed for the ground floor windows. They felt that colour accents were unjustified and incompatible with the character of the listed building.

## **City Centre Conservation Area**

**Application No. &** DER/06/18/00884 - 1 St. Peters Street, Derby (HSBC)

**Location:**

**Proposal:** Display of various non-illuminated signage

**Expiry Date:** 09/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00884>

**Resolution**

**No Objection – to internal alterations**

**Object and recommend refusal:**

Of the LED strip lighting to the entrance and particularly to the opaque red film proposed for the ground floor windows. They felt that colour accents were unjustified and incompatible with the character of the listed building.

## **Darley Abbey Conservation Area**

**Application No. &** DER/02/18/00225 - Pumping Station adjacent to 5 Poplar Row,

**Location:** Darley Abbey, Derby

**Proposal:** Erection of a dosing rig to serve the existing pumping station

**Expiry Date:** 13/04/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00225>

**Resolution**

## **No Objection**

CAAC accepted that given the siting constraints, sufficient efforts had been made to mitigate the tank's impact.

## **Friar Gate Conservation Area**

**Application No. &** DER/06/18/00844 - 3 Mill Street, Derby

**Location:**

**Proposal:** Two storey and single storey extensions and change of use from office (use class B1) to a five bed house in multiple occupation (use class C4)

**Expiry Date:** 08/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00844>

**Resolution**

**No Objection**

## **Friar Gate Conservation Area**

**Application No. &** DER/06/18/00845 - 3 Mill Street, Derby

**Location:**

**Proposal:** Alterations and extensions in association with the change of use from office to a five bed house in multiple occupation

**Expiry Date:** 08/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00845>

**Resolution**

**No Objection**

## **Friar Gate Conservation Area**

**Application No. &** DER/06/18/00864 - 6 Vernon Street, Derby

**Location:**

**Proposal:** Installation of three vinyls to the existing bay windows

**Expiry Date:** 10/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00864>

**Resolution**

## No Objection

### Friar Gate Conservation Area

**Application No. & Location:** DER/04/18/00607 - Century House, St. James Court, Friar Gate, Derby

**Proposal:** Retention of the installation of six air conditioning units to the side elevation

**Expiry Date:** 15/08/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00607>

## Resolution

### Object and recommend refusal

CAAC objected as the uncoordinated spread of air conditioning units was detrimental to the character of the Friar Gate conservation area and setting of nearby listed buildings.

### Little Chester Conservation Area

**Application No. & Location:** DER/06/18/00863 - 109 Old Chester Road, Derby

**Location:**

**Proposal:** Installation of replacement windows and door to the front elevation

**Expiry Date:** 13/08/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00863>

## Resolution

### No Objection

However, CAAC urged the applicants to consider a more authentic design for the windows.

### City Centre Conservation Area

**Application No. & Location:** DER/07/18/01006 - 35 Victoria Street, Derby

**Location:**

**Proposal:** Display of two internally illuminated fascia signs

**Expiry Date:**

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01006>

## Resolution

### Object and recommend refusal

CAAC objected to the use of internally illuminated fascia signage on the grounds that it would be detrimental to the character of the City Centre conservation area.

## Green Lane & St. Peters Conservation Area

**Application No. &** DER/06/18/00975 - 46 St. Peters Street, Derby

**Location:**

**Proposal:** Change of use from retail (Use Class A1) to mixed use restaurant/hot food shop (Use classes A3/A5) including installation of an extraction flue to the rear elevation

**Expiry Date:** 20/08/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00975>

## Resolution

### No Objection – to the change of use and extraction flue

However, CAAC but were very concerned at the quality of the indicative signage.

## Little Chester Conservation Area

**Application No. &** DER/06/18/00856 - Severn House, 18 Alfreton Road, Derby

**Location:**

**Proposal:** First floor extension to nursery (three additional rooms) and formation of two new parking spaces

**Expiry Date:** 20/08/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00856>

## Resolution

### Object and recommend refusal

CAAC objected that the extension proposal would be harmful to Severn House itself and given its visibility above the boundary wall, would also detract from views of the Little Chester conservation area from the north.

## **Others - not in Conservation Areas**

**Application No. & Location:** DER/04/18/00609 - Derby City Council Depot, 15 Stores Road, Derby  
**Proposal:** Demolition of a shed and office/store room buildings  
**Expiry Date:** 10/07/2018  
**Listed Building:** LOC

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00609>

## **Resolution**

### **Object and recommend refusal**

CAAC felt there was insufficient information on the heritage value of the building to be demolished, which was part of an early C20 tram depot complex, and that options for re-use had not been explored.

**Minutes End**