

**CONSERVATION AREA ADVISORY COMMITTEE**  
**27 April 2017**

Present: Maxwell Craven(Chair) – Georgian Group  
Chris Collison – Co-optee  
Ian Goodwin – Derby Civic Society  
David Ling – Derby Civic Society  
Joan D'Arcy – Derbyshire Archaeological Society  
John Sharpe – Ancient Monuments Society  
Carole Craven – Georgian Group (part)  
Chris Twomey – Royal Institute of British Architects  
Cllr Robin Turner – Elected Member  
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader  
Penny McKnight – Conservation Officer  
Sarah Banks – Derby HMA Coordinator (item 59/16)  
Helen Acton – Public Art Technical Support Officer (item  
59/16)  
Jackie Waring – Democratic Services Officer

Guy Smith, architect from attended for item

**55/16 Apologies**

Mr P Billson, Mr J James, Cllr D Anderson, Cllr Carr,

**56/16 Late Items to be Introduced by the Chair**

An addendum report had been circulated prior to the meeting which the Committee agreed to take at the end of the meeting along with the other items to be considered.

**57/16 Declarations of Interest**

M Craven and D Ling declared they were on the Museums' Board of Trustees and would leave the meeting when item 6 (minute number 60/16) was considered.

**58/16 Confirmation of the Minutes of the Meeting held on  
9March2017**

The minutes of the meeting held on 9 March 2017 were agreed as an accurate record.

## **59/16      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 Place. The report stated that the Public Art Technical Support Officer was seeking the advice and views of CAAC in relation to the public art work concepts for the Handyside area of the OCOR flood alleviation works.

Discussions were held on what type of materials could be used to clad the brick walls along with types of art work. It was agreed that the area's rich, industrial past should feature along with details of ancient monuments which can be found in the area

### **Resolved to:**

- 1. Note the report and accompanying plan**
- 2. Agree to email ideas and suggestions, for art work to the Public Art Technical Support Officer**
- 3. receive further updates at future meetings**

## **60/16      Silk Mill, Derby – Pre-application**

The Committee received a report of the Strategic Director of Communities and Place asking them to consider a presentation on the redevelopment of the Silk Mill museum from the architect involved in the project.

The Committee received a Powerpoint and were briefed on options and designs that had been considered. The Committee welcomed the redevelopment of the Silk Mill and relocation of the Bakewell Gates in general, but raised some concerns on the roof modelling and felt the riverside of the building could be developed further. They also discussed improvements to the north side of the building and added the importance of this area.

### **Resolved to:**

- 1. Note the report and accompanying presentation**
- 2. receive further updates at future meetings**

## **61/16      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.**

62/16      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.**

63/16      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/04/17/00461- Various City Centre Locations

**Location:**

**Proposal:**                      Display of various non-illuminated hanging signs

**Expiry Date:**

**Listed Building:**

**No objection, subject to conditioning that any temporary brackets on the lamp posts should also be removed when the temporary signs are taken down.**

### **City Centre Conservation Area**

**Application No. &** DER/03/17/00281- The Silk Mill Industrial Museum, 32 Full Street,

**Location:**                      Derby, DE1 3AF

**Proposal:**                      Fire improvement works to include replacement/refurbishment of eleven fire doors/frames, two timber windows, provision of additional illuminated fire exit signage and emergency lighting, provision of additional smoke/heat detectors, new electrical drops and decorations to immediate areas including doors to match the existing and formation of an external footpath

**Expiry Date:**                      08/05/2017

**Listed Building:**                      GD2

**No objections, but the architect for the forthcoming redevelopment of the Silk Mill should also be consulted to avoid unnecessary future alterations or conflicting works.**

### **City Centre Conservation Area**

**Application No. &** DER/03/17/00329- 3a College Place, Derby, DE1 3DY

**Location:**

**Proposal:** Change of use from office (use class B1) to micropub (use class A4) and alterations to include installation of a new shopfront and a roof mounted refrigeration unit

**Expiry Date:** 17/05/2017

**Listed Building:**

**No objections, subject to appropriate details for the 'post and rope' boundary. Iron posts and chain or metal railings would be more appropriate in this location.**

### **City Centre Conservation Area**

**Application No. &** DER/02/17/00202- 38 Corn Market, Derby, DE1 2DG (Derbyshire

**Location:** Community Bank)

**Proposal:** Retention of the display of various signage

**Expiry Date:** 19/05/2017

**Listed Building:**

**Object. The detailed design e.g. internal illumination, style and materials are inappropriate for the conservation area/listed building and do not follow the advice in the City Council's Shopfront and Advertisement guidance.**

### **Darley Abbey Conservation Area**

**Application No. &** DER/11/16/01339- The Papermill, Darley Street, Darley Abbey,

**Location:** Derby, DE22 1DX

**Proposal:** Demolish existing store and remains of concrete wall to recently demolished garages. Erection of extension (office, kitchen and staff store) together with formation of glazed main entrance door and canopy. Formation of hard landscaping and erection of 1.1m high metal fence along the back edge of the carpark access road and erection of timber fence around yard area

**Expiry Date:** 26/05/2017

**Listed Building:**

**Object to railings, brickwork preferred in this area, and would not want to see any boundary in this location. Object to the close-boarded fence. The brickwork could be extended from the building to form a brick wall instead.**

### **Friar Gate Conservation Area**

**Application No. &** DER/01/17/00002- 11 Mill Street, Derby, DE1 1DY

**Location:**

**Proposal:** Two storey extension and change of use from retail and business (use class A1/B1) to eight apartments (use class C3) including alterations to the elevations

**Expiry Date:** 11/05/2017

**Listed Building:**

**Object - due to the design and materials being of insufficient quality and harmful to the character and appearance of the conservation area. Materials should be painted timber windows and doors of suitable design, clay tiles and good quality brickwork. The design is not appropriate for the conservation area, could be amended to a more traditional terrace and mass reduced.**

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/03/17/00273- 36 St. Peters Churchyard, Derby, DE1 1NN

**Location:**

**Proposal:** Change of use and extensions to form 14 residential apartments - variation of condition 2 of previously approved planning permission Code No. DER/11/15/01401 to amend the approved plans

**Expiry Date:** 09/05/2017

**Listed Building:**

**Object to introduction of balconies to the first floor and 'false roof', both of which would be harmful to the character and appearance of the conservation area. Balconies are not a historic feature. They were previously accepted at the higher level where they have a less intrusive impact, but not at first floor. The false roof is also unacceptable and a retrograde step and should be amended back to a true dual pitch roof. The proposed materials, i.e. concrete roof tiles, upvc windows/doors and fascia, and reconstituted stone window heads are also inappropriate within the conservation area and harmful to its character and appearance.**

**Committee also noted that works have been carried out on site that do not correspond with either the approved scheme or the revised proposals, and which are unacceptable due to the size of the first floor openings and the use of upvc for window frames. Recommended Enforcement Action.**

### **Little Chester Conservation Area**

**Application No. &** DER/04/17/00454- Car park & Garage blocks, off City Road, Derby,

**Location:** DE1

**Proposal:** Demolition of existing garages and change of use to a secure car park area  
**Expiry Date:** 01/06/2017  
**Listed Building:**

**No objection. The amended scheme is welcomed, although some concerns were raised over the height of the proposed lamp posts being too tall, and this should be looked into.**

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

**Application No. & Location:** DER/12/14/01708- 12-14 Mansfield Road, Derby, DE1 3QY  
**Proposal:** Demolition of existing buildings and erection of 33 apartments  
**Expiry Date:** 23/03/2015  
**Listed Building:**

**Object. Noted some of the buildings on the site date from 1851 and that this was historically an area of small scale industries adjacent to the canal and river. The 'mill' scale is not appropriate to this location, Spring Cottage should be retained and incorporated into any future proposal for the site, which should be in scale with the surroundings. It was noted that the taller building on Mansfield Road pre-dated the DVMWHS designation. The scale and massing of the proposed scheme would be harmful to the setting of the Grade I Bridge and Bridge Chapel, and the locally listed Bridge Inn. The Historic England comments on this application are supported. The amendments have not addressed the issues previously raised by committee, and therefore the previous resolution stands, adding the objection to the setting of the listed building.**

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

**Application No. & Location:** DER/01/17/00041- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby  
**Proposal:** Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational

development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included - Variation of condition 4 of previously approved permission DER/02/15/00210 to include minor changes to the layout in the Duke Street, Sowter Road and St. Mary's Bridge areas.

**Expiry Date:** 08/03/2017

**Listed Building:**

**No objection**

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

**Application No. & Location:** DER/12/16/01478- Land at junction of Cathedral Road, Willow Row and Walker Lane, Derby

**Proposal:** Erection of student accommodation (319 cluster flats), associated student support and formation of two parking bays and landscaping

**Expiry Date:** 21/03/2017

**Listed Building:**

**Object.** The amendments do not address the issues previously raised, and the building would have a highly deleterious impact on the setting of a number of listed buildings and other heritage assets in the vicinity. The previous resolution stands.

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

**Application No. & Location:** DER/03/17/00276- Derby Rugby Club, Haslams Lane, Derby

**Proposal:** Formation of a new external sports pitch, installation of new artificial grass pitches, a pitch perimeter barrier and associated gated entrances to form an enclosure, installation of new hard standing areas, a maintenance store and other associated alterations

**Expiry Date:** 15/06/2017

**Listed Building:**

**Object and recommend refusal unless the metal cargo container is removed from the application. The cargo container is not appropriate within the World Heritage Site.**

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

**Application No. & Location:** DER/03/17/00368- Site of 14 - 16 and Contractors Yard, City Road, Derby

**Proposal:** Demolition of the existing buildings. Erection of a 186m length of flood wall and two office blocks  
**Expiry Date:** 03/07/2017  
**Listed Building:**

**Object due to overbearing mass and harmful effect on the setting of the Little Chester Conservation Area and World Heritage Site. Concerns were raised over the demolition of building Nos. 4 & 5 (brick building and white painted building located along City Road), which include a good solid house of its period, elements of 1840s buildings, and a distinctive martello tower which contributes to the street scene. It is suggested that any redevelopment on this site should recreate the sense of a courtyard which would be appropriate to the riverside setting.**

### **Strutt's Park Conservation Area**

**Application No. &** DER/03/17/00346- 18 Chevin Road, Derby, DE1 3EX  
**Location:**  
**Proposal:** Single storey side and rear extensions to dwelling house (shower room, utility room and enlargement of kitchen)  
**Expiry Date:** 11/05/2017  
**Listed Building:**

**No objection.**

### **Strutt's Park Conservation Area**

**Application No. &** DER/03/17/00327- 82 Otter Street, Derby, DE1 3FB  
**Location:**  
**Proposal:** Installation of a dormer window to the front elevation  
**Expiry Date:** 19/05/2017  
**Listed Building:**

**Object due to impact on character and appearance of Strutts Park Conservation Area on account of inappropriate materials to the front dormer and mass and form of flat roofed dormer to the rear. A dormer to the front elevation reproducing the design of that of the adjacent building could be supported.**

### **Strutt's Park Conservation Area**

**Application No. &** DER/02/17/00249- Highfield House, Highfield Gardens, Derby, DE22 1HT  
**Location:**  
**Proposal:** Internal alterations to include the removal of wall, moving a w.c.,



blocking up of a door, installation of a new door, re-location of aga and installation of a stud wall. External alterations to include installation of new doors and windows to the front elevation and removal of the existing bay window

**Expiry Date:** 24/05/2017

**Listed Building:** GD2

**No objection, subject to retention of any decorative features, e.g. cornice, within the new kitchen, and some concern was raised over the choice of new Crittal style frames to the north elevation.**

**Spondon Conservation Area**

**Application No. & Location:**

DER/04/17/00490 - St. Werburghs House  
Nursing Home, Church Street, Spondon,  
Derby, DE21 7LL

**Proposal:**

Erection of a smoking shelter and boiler  
house

**Expiry Date:**

**Listed Building:**

GD2

**No objection.**

**Minutes End**