

ITEM 5

Time Commenced: 17:15
Time Finished: 20:05

CONSERVATION AREA ADVISORY COMMITTEE 6 July 2017

Present: Maxwell Craven(Chair) – Georgian Group
Chris Collison – Co-optee
Joan D'Arcy – Derbyshire Archaeological Society
Carol Craven – Georgian Group
Jeff James – Chamber of Commerce
John Sharpe – Ancient Monuments Society
Cllr Mike Carr – Elected Member
Cllr Robin Turner – Elected Member
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
Penny McKnight – Conservation Officer
Ian Batkin – Project Engineer (Part)
Helen Oakes – Urban Designer (Part)
Jackie Waring – Democratic Services Officer

Guy Smith – Architect from Bauman Lyons also attended the meeting for Item 5

09/17 Apologies

Mr D Ling, Mr I Goodwin, Mr C Twomey & Cllr Stanton

10/17 Late Items to be Introduced by the Chair

It was acknowledged that there was an addendum report, with 2 additional items (37 Corn Market and Eborn House), which would be taken at the end of the meeting.

The Chair paid tributes to Peter Bilson, long standing committee member who passed away on 19 June 2017 and John Stewart, former Principal Planner, who was tragically killed in a road accident.

11/17 Declarations of Interest

Maxwell Craven declared an interest in the Silk Mill and confirmed he would leave the meeting whilst this item was discussed.

12/17 Confirmation of the Minutes of the Meeting held on 15 June 2017

The minutes of the meeting held on 15 June 2017 were agreed as an accurate record, subject to David Ling's name being taken out of the attendee list as he gave apologies for this meeting.

13/17 Draft Urban Design Guide for Derby; 'Successful Places' – An early informal consultation.

The Committee were asked to consider a report of the Strategic Director of Communities and Place asking them to consider an early draft of the Derby Urban Design Guide; 'Successful places'. The Committee confirmed that they were impressed with the draft paper, but raised concerns that the Tall Buildings Charter needed to be given more consideration. It was also felt that some of the photos were of a poor quality, some didn't show enough vibrancy and activity, and more aspects of night time in Derby needed mentioning. It was advised that the importance of setting should be given more weight. Interim tall buildings guidance was suggested whilst tall buildings guidance is awaiting (due for completion end 2017/early 2018)

Resolved to:

- 1. Note the report**
- 2. Request that CAAC members send any comments they may have to Chloe Oswald within the next 4 weeks, who will collate and bring back to future meeting**
- 3. Any comments from Historic England to be included on the website.**

14/17 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.

15/17 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.

16/17 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.

No Conservation Area

Application No. & Location: DER/06/17/00830- 3 Church Street, Alvaston, Derby, DE24 0PR

Proposal: Removal of the corrugated asbestos sheets from the roof, installation of four tie-bars east-west across the width of the building beneath the ground floor ceiling. Pattress plates to be fitted to the exterior walls, fitting of timber triangulation between the rafters and floor along the east walls of attic rooms 2 and 3. Fit steel straps between the floor joists and east wall of attic rooms 2 and 3 and steel corner straps between east wall and transverse walls between attic rooms 2 and 3 and rooms 3 and 4. Fitment of two supplementary floor joists beneath attic room 3

Expiry Date: 16/08/2017

Listed Building: GD2

Accepted as an interim solution to enable scaffolding to be removed and not hinder use of the first floor.

No objection.

City Centre Conservation Area

Application No. & Location: DER/11/16/01362- 35-36 St. Marys Gate, Derby, DE1 3JU

Proposal: Internal alterations to include the installation of six 'pod' en-suite bathrooms and sanitary accommodation to the basement. Retention of light and post box on The Coach House and retention of front door key pad

Expiry Date: 09/01/2017

Listed Building: G2S

No objection, although an alternative design for the keypad by the front door would be preferred.

City Centre Conservation Area

Application No. & Location: DER/06/17/00809- Industrial Museum, 32 Full Street, Derby, DE1 3AF
Proposal: Demolition of existing extension. Alterations and extensions to museum (entrance hall, cafe, kitchen, toilets, retail area and plant room) together with internal refurbishment and repairs
Expiry Date: 11/08/2017
Listed Building: GD2

Concerns were raised and discussion was held on the following points:

Rooflights – These were considered incongruous and intrusive, in particular to the north elevation of Sowter Mill. GS explained needed for natural rather than mechanical ventilation. However, this would not justify them in conservation terms and would set a precedent for rooflights on other listed/conservation area buildings on visible roofs.

Solar thermal panels – panel raised concerns about more distant visibility from south.

Large glass structure on roof – Concerns were raised that this would be an intrusive structure and foreshorten the prominence of the tower. The tower is a key landmark to Derby and visible in wide views including monitoring views for the WHS. The Committee questioned if the size was justified to enable access to the tower and if access to the tower was essential or that desirable? GS explained the volume needed to access the tower, although the proposed structure is more extensive to create an architectural feature and a breakout area.

Balconies – The need for balconies was queried. GS explained these were for views and a sense of the connection of the building to the river. Glass balustrades were considered to have too domestic a character; metal may be acceptable, and recessed back behind the chimney.

Panel for banner sign by entrance – Committee felt this appeared quite intrusive, but noted this is an indicative drawing rather than a proposed sign. GS stated he could extend the glass panel to this area and have the banner sign behind instead.

Change in floor levels – It was felt this would alter the relationship of the floor to windows on two floors. It seems that the existing could potentially be strengthened or a new floor could be inserted at the same level, with an appropriate structural engineering approach, e.g. phased construction. (Noted proposals for ground floor also refer to change in levels, clarification needed).

Supportive and welcome scheme, but would wish to see amendments to pull the balconies back behind the chimney and amend balustrade materials to be more industrial in character, and prefer the floor levels to be maintained as existing.

No objections - subject to amendments as above

City Centre Conservation Area

Application No. & Location: DER/06/17/00808- Industrial Museum, 32 Full Street, Derby, DE1 3AF
Proposal: Demolition of existing extension. Extensions to museum (entrance hall, cafe, kitchen, toilets, retail area and plant room)
Expiry Date: 11/08/2017
Listed Building: GD2

Concerns were raised and discussion was held on the following points:

Rooflights – These were considered incongruous and intrusive, in particular to the north elevation of Sowter Mill. GS explained needed for natural rather than mechanical ventilation. However, this would not justify them in conservation terms and would set a precedent for rooflights on other listed/conservation area buildings on visible roofs.

Solar thermal panels – panel raised concerns about more distant visibility from south.

Large glass structure on roof – Concerns were raised that this would be an intrusive structure and foreshorten the prominence of the tower. The tower is a key landmark to Derby and visible in wide views including monitoring views for the WHS. The Committee questioned if the size was justified to enable access to the tower and if access to the tower was essential or that desirable? GS explained the volume needed to access the tower, although the proposed structure is more extensive to create an architectural feature and a breakout area.

Balconies – The need for balconies was queried. GS explained these were for views and a sense of the connection of the building to the river. Glass balustrades were considered to have too domestic a character; metal may be acceptable, and recessed back behind the chimney.

Panel for banner sign by entrance – Committee felt this appeared quite intrusive, but noted this is an indicative drawing rather than a proposed sign. GS stated he could extend the glass panel to this area and have the banner sign behind instead.

Change in floor levels – It was felt this would alter the relationship of the floor to windows on two floors. It seems that the existing could potentially be strengthened or a new floor could be inserted at the same level, with an appropriate structural

engineering approach, e.g. phased construction. (Noted proposals for ground floor also refer to change in levels, clarification needed).

Supportive and welcome scheme, but would wish to see amendments to pull the balconies back behind the chimney and amend balustrade materials to be more industrial in character, and prefer the floor levels to be maintained as existing.

No objections - subject to amendments as above

Darley Abbey Conservation Area

Application No. & DER/05/17/00568- 19 Mileash Lane, Darley Abbey, Derby, DE22
Location: 1DD
Proposal: Retention of the installation of boundary gates
Expiry Date: 04/08/2017
Listed Building: GD2

No objection.

Darley Abbey Conservation Area

Application No. & DER/05/17/00569- 19 Mileash Lane, Darley Abbey, Derby, DE22
Location: 1DD
Proposal: Retention of the installation of boundary gates
Expiry Date: 04/08/2017
Listed Building: GD2

No objection.

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

Deferred to next meeting

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

Deferred to next meeting

Friar Gate Conservation Area

Application No. & DER/05/17/00707- St. Werburgh's Church, Friar Gate, Derby

Location:

Proposal: Change of use from restaurant (Use Class A3) to church (Use Class D1)

Expiry Date: 14/08/2017

Listed Building: GD2

Item considered by Chair outside of meeting

Little Chester Conservation Area

Application No. & DER/05/17/00697- 232 Mansfield Road, Derby, DE1 3RB

Location:

Proposal: Removal of existing bay window and boundary wall to the front elevation and re-instatement of a new bay window and wall

Expiry Date: 07/08/2017

Listed Building:

Item considered by Chair outside of meeting

Others - not in Conservation Areas Conservation Area

Application No. & DER/10/16/01241- Unit 7, Northedge Business Park, Alfreton Road,

Location: Derby, DE21 4BN

Proposal: Development of facilities to enable the testing of a new technology based on a pyrothermic conversion process utilising SDF (solid recovered fuel) and erection of external 20 metre height chimney stack for a temporary period of 18 months.

Expiry Date: 14/12/2016

Listed Building:

Item considered by Chair outside of meeting

Others - not in Conservation Areas Conservation Area

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

** Please note - this re-consultation relates to amended plans and documents dated 20/06/2017**

Expiry Date: 21/03/2017

Listed Building:

Object and recommend refusal – Committee felt that previous objections had not been addressed and the previous comment and resolution stands, i.e.: the building would have a highly deleterious impact on the setting of a number of listed buildings and other heritage assets in the vicinity.

City Centre Conservation Area

Application No. & Location: DER/05/17/00732- 37 Corn Market, Derby, DE1 2DG

Proposal: Alterations associated with the change of use from restaurant (use class A3) at first floor and conversion of first and second floors to form eight apartments (use class C3), erection of a bin store and alterations to access at ground floor level

Expiry Date: 28/08/2017

Listed Building: GD2

Committee noted that the projecting sign conflicts with the neighbouring sign and felt this added to visual clutter, they would prefer a traditional timber sign to the front elevation.

No objection - subject to the amendments to the signage and officers negotiating retention of any historic features.

City Centre Conservation Area

Application No. & Location: DER/05/17/00731- 37 Corn Market, Derby, DE1 2DG

Proposal: Change of use from restaurant (use class A3) at first floor and conversion of first and second floors to form eight apartments (use class C3) and alterations to include erection of a bin store and installation of a new entrance

Expiry Date: 28/08/2017

Listed Building: GD2

Noted projecting sign conflicts with neighbouring sign and felt this added to visual clutter. Would prefer a traditional timber sign to the front elevation.

No objection - subject to the amendments to the signage and officers negotiating retention of any historic features.

Leylands Estate Conservation Area

Application No. & DER/05/17/00629- Eborn House, Broadway, Derby, DE22 1AY

Location:

Proposal: Erection of partition walls within former hair salon to create guest accommodation with en-suite. Works include existing door to be reconfigured to open outwards, the installation of associated pipework, and the installation and boxing in of ventilation ducting through existing walls with cast iron vents to the exterior

Expiry Date: 07/07/2017

Listed Building: GD2

No objection.

Minutes End