

Time Commenced: 17:20
Time Finished: 19:10

CONSERVATION AREA ADVISORY COMMITTEE

6 December 2018

Present: Chris Collison – Co-Optee
Chris Twomey – Royal Institute of British Architects
Joan D'Arcy – Derbyshire Archaeological 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

34/18 Apologies

Apologies were received from Maxwell Craven, David Ling, Ian Goodwin, Paul McLocklin and John Sharpe

35/18 Late Items to be introduced by the Chair

The Chair took two late items:

- CAAC thanked Chris Partrick for his valuable contribution whilst serving as a Conservation Officer with Derby City Council and wished him well in his new post with East Cambridgeshire District Council.
- The Chair reported he had been in discussion with officers regarding operational requests of CAAC, in particular with respect to officer support.

36/18 Declarations of Interest

Chris Twomey declared an interest in Application No DER/05/18/00771 – Land off Phoenix Street and agreed to leave the meeting whilst this item was discussed.

37/18 Confirmation of the Minutes of the Meeting held on 6 September 2018

The minutes of the meeting held on 18 October 2018 were agreed as an accurate record.

38/18 Tall Building Policy – Heritage evidence base

The Committee received a report from the Acting Director of Planning and Transportation updating them on the progress being made on getting this policy finalised. CAAC were informed that a draft of the historic images of the City's skyline had been submitted and specialist photography completed. It was confirmed that the Townscape analysis plan for Agard Street Area would be emailed to the Committee members in time for them to respond before the deadline of 24 January 2019.

Resolved to note the report and the progress being made.

39/18 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.

40/18 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.

41/18 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.

No Conservation Area

Application No. & 05/18/00771- Land Off Phoenix Street, Derby

Location:

Proposal: Erection of a new building providing 202 residential apartments (use class C3) including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping

Resolved: to Object

CAAC noted the additional viewpoints and fly-round submitted. However if anything, they felt that the additional views identified, such as that from Nottingham Road, only reinforced their fears about the scheme's skyline impact. They also highlighted the County Archaeologist's request for the need for further archaeological evaluation. In summary, CAAC reiterated their previous objection to the scheme on the grounds of its detrimental heritage and townscape impacts.

Strutts Park Conservation Area

Application No. & 07/18/01081- 93 Belper Road, Derby

Location:

Proposal: Demolition of garage. Erection of a two storey outbuilding (garage/workshop and art studio) and a boundary gate

Resolved: to Object

CAAC felt that the amendments to materials did not address their fundamental concerns about the design of the scheme, and reiterated their objection on the grounds of its harmful impact on the Strutt's Park conservation area.

Dale Abbey Conservation Area

Application No. & 09/18/01438- Cotton Shed And Spinning Shed, Darley Abbey Mills,

Location: Darley Abbey, Derby

Proposal: Change of use from motor car servicing and repair garage (use class B2) to cafe (use class A3) for use in connection with the West Mill wedding venue and mill managers accommodation including installation of new doors

Listed Building: GD2

Resolved: No Objection

Dale Abbey Conservation Area

Application No. & 09/18/01438- Cotton Shed And Spinning Shed, Darley Abbey Mills,

Location: Darley Abbey, Derby

Proposal: Change of use from motor car servicing and repair garage (use class B2) to cafe (use class A3) for use in connection with the West Mill

wedding venue and mill managers accommodation including installation of new doors

Listed Building: GD2

Resolved: No Objection

Listed Building Consent - Alterations

Application No. & 09/18/01461- Liversage Almshouses, London Road, Derby

Location:

Proposal: Refurbishment and repair of the undercroft and north facing exterior

Listed Building: GD2

Resolved: No Objection

Dale Abbey Conservation Area

Application No. & 09/18/01437- Cotton Shed And Spinning Shed, Darley Abbey Mills,

Location: Darley Abbey, Derby

Proposal: Change of use from motor car servicing and repair garage (use class B2) to cafe (use class A3) for use in connection with the West Mill wedding venue and mill managers accommodation including installation of new Doors

Resolved: No Objection

Strutts Park Conservation Area

Application No. & 09/18/01485- Derwent Rowing Club, North Parade, Derby

Location:

Proposal: Erection of a boat storage building

Resolved: No Objection – subject to design amendments

CAAC acknowledged that the rowing club was a long-established institution in the local community and had no objection to the principle of a building here, despite its sensitive location. However they felt that some design revisions, such as a steeper roof pitch and unobtrusive colour scheme, would be beneficial.

No Conservation Area

Application No. & 10/18/01512 - Corner Pin Public House, Swarkestone Road,

Location: Chellaston
Derby
Proposal: Erection of a porch, pergola, cladding and extraction flues to the rear elevation
Listed Building: GD2

Resolved: No Objection – subject to design amendments

CAAC had no objection to the majority of works but requested that a more appropriate alternative to the 'mushroom' kitchen roof vents be investigated.

No Conservation Area

Application No. & Location: 10/18/01513 - Corner Pin Public House, Swarkestone Road, Chellaston Derby
Proposal: Internal alterations to relocate the kitchen and toilet facilities, erection of entrance porch, pergola with a firepit, cladding of the rear elevation together with installation of kitchen extraction and two extract cowl
Listed Building: GD2

City Centre Conservation Area

Application No. & Location: 18/01577/ADV - 7 Market Place, Derby, DE1 3ZF
Proposal: Display of one non-illuminated ATM sign
Listed Building: GD2

Resolved: No Objection

City Centre Conservation Area

Application No. & Location: 18/01646/FUL - Centuary House, 6 Bold Lane, Derby, DE1 3NT
Proposal: Demolition of 6 Bold Lane. Erection of ¾ storey office building with a cafe at ground floor and communal roof terrace
Listed Building: GD2

Resolved: No Objection – subject to building recording conditioning

CAAC regretted the loss of No 6 but accepted that its architectural integrity had been compromised by later alterations. They requested that appropriate recording be undertaken prior to demolition. CAAC broadly welcomed the design of the new office,

which echoes the successful Sadler Bridge Studios scheme, although as both are four storeys, they queried their comparative heights.

City Centre Conservation Area

Application No. & 18/01647/FUL - 7 Market Place, Derby, DE1 3ZF

Location:

Proposal: Installation of a new door to the front elevation

Listed Building: GD2

Resolved: No Objection

City Centre Conservation Area

Application No. & 18/01648/LBA - 7 Market Place, Derby, DE1 3ZF

Location:

Proposal: Internal and external alterations to create a standalone ATM room with external access

Listed Building: GD2

Resolved: No Objection

Green Lane Conservation Area

Application No. & 18/01664/ADV- 135 Green Lane, Derby, DE1 1RZ

Location:

Proposal: Display of one internally illuminated advertising hoarding

Resolved: to Object

CAAC were concerned that an advert on such a prominent elevation would have a detrimental impact on the character and appearance of the Green Lane & St Peter's conservation area.

Hartington Street Conservation Area

Application No. & 18/01677/FUL- Site Of Former Derbyshire Royal Infirmary, London

Location: Road, Derby, DE1 2QY

Proposal: Erection of 786 dwellings comprising 763 dwellings and apartments, conversion of Wilderslowe House into 10 apartments conversion of nos 123-129A Osmaston Road into 12 apartments, alteration and refurbishment of The Lodge together with conversion and extension of the 'Pepper pot' buildings into a cafe, exhibition/meeting space, and gym/fitness facilities. Relocation of the listed Queen Victoria statue, together with formation of vehicular access, public open space, landscaping and associated engineering works

Resolved: No Objection

CAAC welcomed the repair and adaptive reuse of Wilderslowe House, both pairs of pepper pot towers, the refurbishment of the Osmaston Road properties and repairs to walls. They had no objection to the relocation of Queen Victoria on the site and were encouraged that there was now some real momentum behind the re-development of the site. They were concerned about the declining condition of the heritage assets and strongly recommended that the restorations to heritage assets be tied-in to an agreed phasing of the works so that there was an assurance that they would proceed at an early stage of the re-development of the site.

Hartington Street Conservation Area

Application No. & Location: 18/01678/LBA - Site Of Former Derbyshire Royal Infirmary, London Road, Derby, DE1 2QY

Proposal: Erection of 786 dwellings comprising 763 dwellings and apartments, conversion of Wilderslowe House into 10 apartments conversion of nos 123-129A Osmaston Road into 12 apartments, alteration and refurbishment of The Lodge together with conversion and extension of the 'Pepper pot' buildings into a cafe, exhibition/meeting space, and gym/fitness facilities. Relocation of the listed Queen Victoria statue, together with formation of vehicular access, public open space, landscaping and associated engineering works

Resolved: No Objection

CAAC welcomed the repair and adaptive reuse of Wilderslowe House, both pairs of pepper pot towers, the refurbishment of the Osmaston Road properties and repairs to walls. They had no objection to the relocation of Queen Victoria on the site and were encouraged that there was now some real momentum behind the re-development of the site. They were concerned about the declining condition of the heritage assets and strongly recommended that the restorations to heritage assets be tied-in to an agreed phasing of the works so that there was an assurance that they would proceed at an early stage of the re-development of the site.

Minutes End