

# Item 4

Time Commenced: 17:15  
Time Finished: 19:20

## **CONSERVATION AREA ADVISORY COMMITTEE 18 October 2018**

Present: Chris Collison – Co-Optee  
Maxwell Craven – Georgian Group  
Carole 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  
Paul McLocklin – Chamber of Commerce  
John Sharpe – Ancient Monuments Society  
Cllr Robin Wood – Elected Member  
Cllr Eric Ashburner – Elected Member  
Cllr Jack Stanton – Elected Member

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

### **27/18      Apologies**

No apologies were received

### **28/18      Late Items to be introduced by the Chair**

There were no late items

### **29/18      Declarations of Interest**

Paul McLocklin declared an interest in Application No DER/03/18/00477 – Land at corner of Uttoxeter Road and Limes Avenue, Mickleover.

Chris Twomey declared an interest in Application No DER/05/18/00771 – Land off Phoenix Street.

Both agreed to leave the meeting whilst these items were discussed.

## 30/18 Confirmation of the Minutes of the Meeting held on 6 September 2018

The minutes of the meeting held on 6 September 2018 were agreed as an accurate record subject to the amendment of two typing errors

## 31/18 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.**

## 32/18 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.**

## 33/18 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. & Location:** DER/08/18/01306 - The First Church of Christ Scientist, Friary Street, Derby

**Proposal:** Alterations in association with the change of use from place of worship (Use Class D2) to restaurant (Use Class A3) including an extension and alterations to the south west and south east elevations of the building - amendments to previously approved Listed Building Consent application 09/16/01104

**Expiry Date:** 25/10/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01306>

**Resolution**

## **Defer to future meeting**

CAAC raised concerns over the installation of external air conditioning units and ducts, external lighting, interior lining to encapsulate asbestos and false brick cladding to the north-east interior wall of the nave. CAAC accepted the rationale for the external services but felt that the external lighting was a missed opportunity as it did not accentuate the architecture. They were concerned about the potential impact of internal lining on the architectural quality of the interior and thought that a more detailed contamination report was required to justify such a drastic approach. CAAC also objected to the introduction of cosmetic brick cladding internally as it was contrary to the carefully considered materials palette of the interior.

## **No Conservation Area**

**Application No. & Location:** DER/08/18/01307 - The First Church of Christ Scientist, Friary Street, Derby  
**Proposal:** Display of a non-illuminated canopy sign  
**Expiry Date:** 25/10/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01307>

## **Resolution**

### **Object**

CAAC reiterated their objection from the previous submission. Despite its lower position below the name inscription they felt it was a weak element within a very strong composition, which would be incongruous in this position and harmful to the architectural character of the building.

## **No Conservation Area**

**Application No. & Location:** DER/08/18/01214 - Wilkinsons Yard, Stafford Street, Derby  
**Proposal:** Erection of a food store (use class A1) with associated vehicular access and car parking  
**Expiry Date:** 10/11/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01214>

## **Resolution**

### **Noted update**

CAAC noted the update that the applicants had made a further submission on the curtilage status of a boundary wall on the site.

### **City Centre Conservation Area**

**Application No. &** DER/09/18/01440 - 5 Exchange Street, Derby, DE1 2DU

**Location:**

**Proposal:** Retention of the display of an internally illuminated ATM surround

**Expiry Date:** 17/11/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01440>

### **Resolution**

#### **Object**

CAAC did not oppose retention of the ATM but objected to its illuminated surround. They also questioned the planning status of the wider shopfront and signage, which is not complimentary to the listed building.

### **City Centre Conservation Area**

**Application No. &** DER/09/18/01439 - 5 Exchange Street, Derby,

**Location:**

**Proposal:** Retention of the installation of an ATM

**Expiry Date:** 22/11/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01439>

### **Resolution**

#### **No Objection**

CAAC did not oppose retention of the ATM but objected to its illuminated surround. They also questioned the planning status of the wider shopfront and signage, which is not complimentary to the listed building.

### **City Centre Conservation Area**

**Application No. &** DER/09/18/01480 - 5 Exchange Street, Derby,

**Location:**

**Proposal:** Retention of the installation of an ATM

**Expiry Date:** 23/11/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01480>

## **Resolution**

### **No Objection**

CAAC did not oppose retention of the ATM but objected to its illuminated surround. They also questioned the planning status of the wider shopfront and signage, which is not complimentary to the listed building.

## **Darley Abbey Conservation Area**

**Application No. & Location:** DER/09/18/01437 - Cotton Shed and Spinning Shed, Darley Abbey Mills, 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

**Expiry Date:**

**Listed Building:** G2S

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01437>

### **Deferred to future meeting**

## **Darley Abbey Conservation Area**

**Application No. & Location:** DER/06/18/00993 - Part of the Proto-Fireproof Building, Darley Abbey Mills, Haslams Lane, Derby  
**Proposal:** Alterations in association with the change of use from offices (Use Class B1) to cafe (Use Class A3) to include the removal of internal stud partition wall and catering fittings, installation of a new stud wall, alterations to form kitchen area and toilets and installation of external signage

**Expiry Date:** 22/08/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00993>

## **Resolution**

### **No Objection**

Officers to discuss details on boiler flue

## **Darley Abbey Conservation Area**

**Application No. & Location:** DER/06/18/00992 - Part of the Proto-Fireproof Building, Darley Abbey Mills, Haslams Lane, Derby  
**Proposal:** Change of use from offices (use class B1) to cafe (use class A3)  
**Expiry Date:** 24/08/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/06/18/00992>

**Resolution**

**No Objection**

Officers to discuss details on boiler flue

## **Darley Abbey Conservation Area**

**Application No. & Location:** DER/09/18/01438 - Cotton Shed and Spinning Shed, Darley Abbey Mills, 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  
**Expiry Date:** 17/11/2018  
**Listed Building:** G2S

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01438>

**Deferred to future meeting**

## **Friar Gate Conservation Area**

**Application No. & Location:** DER/09/18/01376 - Audrey House, 17 Vernon Street, Derby  
**Proposal:** Alterations in association with the change of use from mental health unit to 13 residential units (use class C3)  
**Expiry Date:** 06/11/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01376>

**Resolution**

**Object**

CAAC objected to the intensity of the scheme and to the harmful impact that compartmentation would have on the proportions and character of the principal rooms.

### **Friar Gate Conservation Area**

**Application No. &** DER/09/18/01373 - Agard Court, Agard Street, Derby

**Location:**

**Proposal:** Display of one non-illuminated fascia sign and one non-illuminated projecting sign

**Expiry Date:** 08/11/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01373>

### **Resolution**

### **Object**

CAAC did not oppose the projecting sign over the entrance but objected to the 7.5m high-level sign on the north elevation as being over-dominant and detrimental to the Friar Gate conservation area.

### **Friar Gate Conservation Area**

**Application No. &** DER/09/18/01395 - 18 Agard Street, Derby

**Location:**

**Proposal:** Partial demolition of 18 Agard Street, making good of No 42 Friar Gate following demolition and installation of an external fire escape

**Expiry Date:** 09/11/2018

**Listed Building:** G2S

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01395>

### **Resolution**

### **Object**

CAAC welcomed the reduction to four storeys over the previous scheme but objected to the selection of external materials. They felt that the scheme would benefit from using materials more characteristic of the Friar Gate conservation area.

### **Friar Gate Conservation Area**

**Application No. &** DER/09/18/01375 - Audrey House, 17 Vernon Street, Derby

**Location:**

**Proposal:** Change of use from mental health unit to 13 residential units (use class C3)  
**Expiry Date:** 12/12/2018  
**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01375>

## **Resolution**

### **Object**

CAAC objected to the intensity of the scheme and to the harmful impact that compartmentation would have on the proportions and character of the principal rooms.

## **Friar Gate Conservation Area**

**Application No. &** DER/09/18/01335 - 18 Agard Street, Derby

**Location:**

**Proposal:** Change of use from use class B1(c) to student accommodation (32 apartments) together with erection of a two storey roof extension and single storey ground floor extension

**Expiry Date:** 12/12/2018

**Listed Building:** GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01335>

## **Resolution**

### **Object**

CAAC welcomed the reduction to four storeys over the previous scheme but objected to the selection of external materials. They felt that the scheme would benefit from using materials more characteristic of the Friar Gate conservation area.

## **Friar Gate Conservation Area**

**Application No. &** DER/08/18/01227 - Derby Youth House, Mill Street, Derby

**Location:**

**Proposal:** Change of use from youth centre to self contained student accommodation (Sui Generis Use) comprising 23 self units including two storey extension.

**Expiry Date:** 08/01/2019

**Listed Building:**



<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01227>

**Resolution**

**No Objection**

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

**Application No. &** DER/08/18/01326 - 78 Green Lane, Derby

**Location:**

**Proposal:** Change of use of basement from residential to retail (use class A1) including a single storey front extension and installation of a shop front

**Expiry Date:** 27/10/2018

**Listed Building:**

<https://eplanning.derby.gov.uk/online-applications/plan/08/18/01326>

**Resolution**

**Object**

CAAC accepted that similar extensions had occurred within the terrace but that these pre-dated designation of the Green Lane & St Peter's conservation area. They objected on the grounds that another extension on similar lines would further erode the character of the 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>

**Resolution**

**No Objection**

### **Mickleover Conservation Area**

**Application No. &** DER/03/18/00477 - Land corner of Uttoxeter Road and Limes

**Location:** Avenue, Mickleover, Derby  
**Proposal:** Demolition of the existing commercial units. Erection of eight commercial units (use classes A1, A2, A3, A4, D1 and beauty treatment salon)  
**Expiry Date:** 31/05/2018  
**Listed Building:**  
<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00477>

**Application agreed prior to the meeting**

### **Others - not in Conservation Area**

**Application No. &** DER/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  
**Expiry Date:** 28/08/2018  
**Listed Building:**  
<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00771>

### **Resolution**

#### **Object**

CAAC noted the additional viewpoint analysis work submitted. They reiterated their previous objection and emphasised the LPA's statutory duties to protect the historic environment.

### **Others - not in Conservation Area**

**Application No. &** DER/09/18/01394 - Unit C, 2 City Road, Derby  
**Location:**  
**Proposal:** Two storey extension to restaurant (seating areas and terrace)  
**Expiry Date:** 08/11/2018  
**Listed Building:**  
<https://eplanning.derby.gov.uk/online-applications/plan/09/18/01394>

### **Resolution**

**No Objection**

**Minutes End**