

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

CONSERVATION AREA ADVISORY COMMITTEE `` **8 March 2018**

Present: Maxwell Craven (Chair) – Georgian Group
Chris Collison – Co-optee
Joan D'Arcy – Derbyshire Archaeological Society
Ian Goodwin – Derby Civic Society
Chris Twomey – Royal Institute of British Architects
Paul McLocklin – Chamber of Commerce
Carole Craven – Georgian Group
Cllr Robin Turner – Elected Member
Cllr Robin Wood – Elected Member
Cllr Jack Stanton – Elected Member

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

Chloe Oswald introduced Chris Partrick to the Committee and CAAC welcomed him as the new Conservation Officer.

48/17 Apologies

Apologies were received from David Ling

49/17 Late Items to be introduced by the Chair

Chair accepted four late items as detailed on an addendum report

50/17 Declarations of Interest

Paul McLocklin declared an interest in 40 St Mary's Gate and agreed to leave the room whilst this item was discussed.

51/17 Confirmation of the Minutes of the Meeting held on 25 January 2018

The minutes of the meeting held on 25 January 2018 were agreed as an accurate record.

52/17 George Rennie Conservation Awards for 2017

CAAC received a report of the Strategic Director of Communities and Place detailing which buildings had been nominated so far for the George Rennie Conservation Award 2017. The report also detailed which buildings had been short listed for the award in 2015 and 2016.

Discussions were held around which buildings CAAC felt were worthy of the award and those which should be commended along with when the award ceremony should take place.

Resolved to:

- 1. Present the George Rennie Award to the shopfront scheme which has affected Saddlergate, The Strand and The Wardwick.**
- 2. Highly commend the Liversage Trust work in the Nottingham Road Conservation Area.**
- 3. Commend the conversion to single house accommodation at 40 St Mary's Gate.**
- 4. Suggest the award ceremony be held on Thursday 19 April prior to the next CAAC meeting.**

53/17 Draft Agard Street Characteristics and Draft Design Guidance

CAAC received a report of the Strategic Director of Communities and Place advising them that a draft design guidance had been drawn up relating to Agard Street. It was felt there was a need to produce a design and parameter guide due to the development pressures in this area affecting Agard Street and the rear of Friar Gate as part of the Friar Gate Conservation Area.

CAAC discussed the draft guidance and made comments relating to the former Tax Office building which would not have required planning permission as crown estate was exempt and this was probably built prior to this being made a conservation area. CAAC also discussed their concerns about the "cannon effect" of Agard Street due to so many tall buildings being proposed and agreed there should be a strategy in place to prevent this. It was felt there should be some reference to the Tall Buildings Policy

Resolved to:

- 1. Note the draft Design Guidance and suggest any amendments**
- 2. Welcome the Guidance**

54/17 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.

55/17 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.

56/17 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/11/17/01432 - Former Rolls Royce Works, Nightingale Road, Derby
Proposal: Erection of 398 dwellings with associated car parking and landscaping together with refurbishment of 5 existing dwellings
Expiry Date: 09/02/2018
Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01432>

Resolution

No Objection: Welcomed scheme

City Centre Conservation Area

Application No. & Location: DER/02/18/00283 - Assembly Rooms, Market Place, Derby
Proposal: Display of two non-illuminated banner signs
Expiry Date:
Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00283>

Resolution

Objection and recommend refusal: does not preserve or enhance the character or appearance of the conservation area.

City Centre Conservation Area

Application No. & DER/11/17/01513 - 36 Corn Market, Derby

Location:

Proposal: Change of use and alterations to the first, second and third floors to form four apartments (use class C3) including removal of stair cases

Expiry Date: 10/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01513>

Resolution

Objection and recommend refusal: Welcome the principle of bringing the building back into use but object and recommend refusal as further work on the heritage statement is needed to fully understand the building before proposals can be assessed. Architect to be asked for further work on the heritage statement.

City Centre Conservation Area

Application No. & DER/11/17/01514 - 36 Corn Market, Derby

Location:

Proposal: Change of use and alterations to the first, second and third floors to form four apartments (use class C3)

Expiry Date: 10/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01514>

Resolution

Objection and recommend refusal: Welcome the principle of bringing the building back into use but object and recommend refusal as further work on the heritage statement is needed to fully understand the building before proposals can be assessed. Architect to be asked for further work on the heritage statement.

City Centre Conservation Area

Application No. & DER/02/18/00234 - 36 Sadler Gate, Derby

Location:

Proposal: Retention of the installation of a dumb waiter lift from the second floor kitchen to the first and ground floor dining areas

Expiry Date: 12/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00234>

Resolution

Object and recommend refusal. The intervention to fabric of listed building for lift not acceptable.

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

Object and recommend refusal: CAAC felt it prudent to await evaluation of alternative locations that are less prominent within the WHS, conservation area and within the setting of the adjacent listed building. It was felt that the structure could be housed behind or within the existing brick building.

Darley Abbey Conservation Area

Application No. & DER/02/18/00168 - Cotton Shed, Darley Abbey Mills, Haslams Lane,

Location: Derby

Proposal: Alterations in association with the change of use from a garage to a cafe for use in connection with the West Mill wedding venue and mill managers accommodation including installation of new external doors, a glazed entrance lobby, partitioning screen and a mezzanine level with stair case

Expiry Date: 16/04/2018

Listed Building: G2S

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00168>

Resolution

No Objection subject to retention of RSJ and timber doors being brought up to the underside of it.

Darley Abbey Conservation Area

Application No. & DER/02/18/00167 - Cotton Shed, Darley Abbey Mills, Haslams Lane,

Location: 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: 16/04/2018

Listed Building: G2S

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00167>

Resolution

No Objection subject to retention of RSJ and timber doors being brought up to the underside of it.

Friar Gate Conservation Area

Application No. & DER/09/17/01198 - 5 St. Johns Terrace, Derby

Location:

Proposal: Erection of an outbuilding (shed)

Expiry Date: 13/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01198>

Resolution

No Objection

Friar Gate Conservation Area

Application No. & DER/09/17/01197 - 5 St. Johns Terrace, Derby

Location:

Proposal: Erection of an outbuilding (shed)

Expiry Date: 13/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01197>

Resolution

No Objection

Friar Gate Conservation Area

Application No. & DER/02/18/00231 - St. Werburgh's Church, Friar Gate, Derby

Location:

Proposal: Internal alterations to include the removal of internal partitions, installation of new partitioning, glazed screens and partial dry lining. Installation of new heating and lighting, internal floor finishes and toilets and fitting out of the kitchen area

Expiry Date: 17/04/2018

Listed Building: G2S

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00231>

Welcome the church use within this building but postpone to the next meeting. Concern over dry lining (which is not needed) and the alignment of glazing and infill below to mezzanine and this should not be on centre line of column but on the aisle side. Postponed to obtain more information on proposals to include amendments regarding the mezzanine, details on the frame to the rear of the organ screen, changes to steps, lighting units proposed etc. It was suggested that once this information was received that committee would like to visit the site to help their assessment of the proposals.

Green Lane & St. Peters Conservation Area

Application No. & Location: DER/02/18/00269 - Land at the rear of St. Peters House, Gower Street, Derby, (fronting St. Peters Churchyard)

Proposal: Erection of 14 apartments (use class C3) and associated works

Expiry Date: 24/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00269>

Resolution

Object and recommend refusal: it was felt this new revised proposal still harmed the character and appearance of the conservation area and the settings of several listed buildings, and builds on an important piece of open space. It was also agreed that the proposal does not preserve or enhance the character or appearance of the conservation area.

Others - not in Conservation Areas

Application No. & Location: DER/07/16/00924 - Bio House, Derwent Street, Derby, DE1 2ED

Location:

Proposal: Demolition of existing office buildings and the erection of a new building providing 105 apartments, ground floor retail and car parking, including associated works, flood defence and a new substation.

Expiry Date: 28/10/2016

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/07/16/00924>

Resolution

Object and recommend refusal: due to the adverse impact and harm to the significance of a number of heritage assets close to the proposed location, including listed buildings, locally listed buildings and the City and Nottingham Road conservation areas. It was advised that we wait until the OCOR scheme is implemented and the tall building policy has been issued. Any development on this site should be of the highest quality.

Others - not in Conservation Areas

Application No. & Location: DER/02/18/00176 - Site of Rose and Crown PH and St. Ralph Sherwin Centre, Swarkestone Road, Chellaston, Derby

Proposal: Demolition of existing buildings and structures and erection of (Use Class A1) retail store, car parking and servicing areas, access and associated works

Expiry Date: 07/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00176>

Resolution

Recommends refusal it was felt that the building complements a nearby listed building, and the loss of it would and adversely affect the street scene.

Strutt's Park Conservation Area

Application No. & Location: DER/12/17/01581 - Land adjacent to 29 Arthur Street, Derby

Proposal: Demolition of three garages and erection of one dwelling house for student accommodation (use class C3)

Expiry Date: 22/03/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/12/17/01581>

Resolution

No Objection

Strutt's Park Conservation Area

Application No. & Location: DER/01/18/00138 - 5 Edward Street, Derby

Proposal: Internal and external alterations to include demolition of an outhouse, extension and boundary wall. Erection of a new boundary wall and gate, internal remodelling and installation of an extractor fan vent to the external wall

Expiry Date: 05/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00138>

Resolution

No Objection: Welcomed application

City Centre Conservation Area

Application No. & DER/02/18/00245 - 40 St. Marys Gate, Derby

Location:

Proposal: Retention of the installation of CCTV cameras to the front elevation

Expiry Date:

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00245>

Resolution

No Objection subject to the location of the camera to the rusticated stonework being moved to the brickwork.

City Centre Conservation Area

Application No. & DER/03/18/00343 - Fountain, Market Place, Derby

Location:

Proposal: Raising of existing hand rail and erection of gates

Expiry Date:

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00343>

Resolution

No Objection

City Centre Conservation Area

Application No. & DER/01/18/00001 - 59 Wardwick, Derby

Location:

Proposal: Change of use from retail (use class A1) to restaurant and bar (use classes A3 and A4) including installation of an extraction flue to the rear elevation

Expiry Date: 02/04/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00001>

Resolution

No Objection subject to a dark painted finish.

City Centre Conservation Area

Application No. & DER/02/18/00246 - 40 St. Marys Gate, Derby

Location:

Proposal: Repairs to existing stone columns and plinths, repairs and reinstatement of boot scrapers, removal of brick infill to former cellar

drop and insertion of a new shaped stone infill piece and retention of existing CCTV cameras

Expiry Date: 27/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00246>

Resolution

No Objection subject to the location of the camera to the rusticated stonework being moved to the brickwork.

Strutt's Park Conservation Area

Application No. & DER/02/18/00303 - 42 Kedleston Road, Derby

Location:

Proposal: Single storey rear extension to dwelling house (kitchen and family room)

Expiry Date: 25/04/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00303>

Resolution

No Objection

Minutes End