

Time Commenced: 17:15
Time Finished: 19:05

CONSERVATION AREA ADVISORY COMMITTEE ``
19 April 2018

Present: Maxwell Craven (Chair) – Georgian Group
John Sharpe – Ancient Monuments Society
Chris Twomey – Royal Institute of British Architects
Paul McLocklin – Chamber of Commerce
Carole Craven – Georgian Group
David Ling – Derby Civic Society
Cllr Robin Turner – Elected Member
Cllr Robin Wood – Elected Member
Cllr Jack Stanton – Elected Member
Cllr Mike Carr – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
Chris Partrick – Conservation Officer
Richard Carruthers – Senior Planning Officer (item
Nicky Bartley – Planning Policy Team Leader
Jackie Waring – Democratic Services Officer

57/17 Apologies

Apologies were received from Chris Collison, Ian Goodwin and Joan D'Arcy

58/17 Late Items to be introduced by the Chair

Chair accepted five late items as detailed on an addendum report

59/17 Declarations of Interest

Paul McLocklin declared an interest in 3 Vicarage Road, Micklegate and land at the corner of Uttoxeter Road and Limes Avenue, Micklegate and left the room whilst these items were discussed.

Chris Twomey declared an interest in 51a Sadler Gate and left the room when this item was discussed.

60/17 Confirmation of the Minutes of the Meeting held on 8 March 2018

The minutes of the meeting held on 8 March 2018 were agreed as an accurate record.

61/17 Derby City Local Plan Part 2 – Issues and Options Consultation

CAAC received a report of the Strategic Director of Communities and Place asking them to consider and provide feedback on the heritage issues included in the consultation material for the Derby City Local Plan Part 2. Part 1 of the plan was adopted in January 2017 and Part 2, giving more detail on development management policies was out for consultation from February 2018 to 13 April 2013. CAAC were asked for their input into this before the draft policy was drawn up.

CAAC expressed grave concerns on the issue of tall building applications being allowed in the absence of a policy being in place. Discussion was held over the huge debate held in 2008 over tall buildings and the work already done with CAAC expressing the need for a draft policy to come back to the Committee as soon as possible.

CAAC discussed the information set out the information sheet attached to the report questioning if the City Council could facilitate the regeneration of the City Centre sites and heritage sites having an enforcement policy, with development briefs and clear guidance, in place for developers to refer to.

Resolved to strongly urge the planning policy team to implement intentions of the tall building strategy with the shortest possible delay.

62/17 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.

63/17 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.

64/17 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.

City Centre Conservation Area

Application No. & DER/03/18/00379 - 7 Curzon Street, Derby

Location:

Proposal: Installation of new first floor windows to the front elevation

Expiry Date: 21/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00379>

CAAC felt that no accurate details were supplied.

Resolved:

Need accurate existing plans and full details of what is proposed before comments can be made. Noted other amendments needed to frontage e.g. second storey windows and ground floor cladding unauthorised.

City Centre Conservation Area

Application No. & DER/11/17/01512 - Fencing adjacent to Sadler Bridge Studios, Bold

Location: Lane, Derby

Proposal: Display of non-illuminated advertisement hoardings

Expiry Date: 21/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01512>

Resolved:

No objection as long it is only in situ when construction on the site starts.

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>

Item postponed

Friar Gate Conservation Area

Application No. & DER/03/18/00406 - 30-32 Curzon Street, Derby (Cafe Ashiana)

Location:

Proposal: Erection of first floor roof terrace with associated screening

Expiry Date: 22/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00406>

Resolved:

No objection subject to appropriate enclosure and is visually permeable.

Friar Gate Conservation Area

Application No. & DER/02/18/00186 - 118 Friar Gate, Derby

Location:

Proposal: Erection of a wooden structure for use as an outdoor seating area

Expiry Date: 23/05/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00186>

Resolved:

No objection

Friar Gate Conservation Area

Application No. & DER/02/18/00185 - 118 Friar Gate, Derby

Location:

Proposal: Erection of a wooden structure for use as an outdoor seating area

Expiry Date: 23/05/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00185>

Resolved:

No objection

Green Lane & St. Peters Conservation Area

Application No. & DER/04/18/00496 - Dovedale House, 73 Wilson Street, Derby

Location:

Proposal: Change of use of ground, first floor and second floors from offices to two houses in multiple occupation (use class C4)

Expiry Date: 31/05/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00496>

CAAC stated they would prefer to retain wall to living room/dining room. Suggested the corridor could be used for storage or WC. Recommended the owner is encouraged to replace lost fireplaces. CAAC felt more information was needed on vents, extracts and clarification on fire requirements as a result of building regulations etc.

Resolved:

No objection on proviso that wall to living room/ dining room is retained.

Green Lane & St. Peters Conservation Area

Application No. & DER/04/18/00497 - Dovedale House, 73 Wilson Street, Derby

Location:

Proposal: Alterations in association with the change of use of ground, first floor and second floors from offices to two houses in multiple occupation

Expiry Date: 31/05/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00497>

CAAC stated they would prefer to retain wall to living room/dining room. Suggested the corridor could be used for storage or WC. Recommended the owner is encouraged to replace lost fireplaces. CAAC felt more information was needed on vents, extracts and clarification on fire requirements as a result of building regulations etc.

Resolved:

No objection on proviso that wall to living room/ dining room is retained.

Mickleover Conservation Area

Application No. & DER/02/18/00272 - 3 Vicarage Road, Mickleover, Derby

Location:

Proposal: Change of use of ground floor from veterinary practice (use class D1)

to use classes A1, A2, A3 or A4, two storey side and single storey rear extensions to enlarge the ground floor unit and create an additional flat (use class C3) at first floor level and installation of an external staircase to the rear elevation

Expiry Date: 30/04/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00272>

CAAC felt this application needed to be brought back with correct detail for the roof configuration and details the rear staircase. Advised that the extension should be secondary (deferential and set back) to the main house.

Resolved to defer to future Committee when more detail was available

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 nine commercial units (use classes A1, A2, A3, A4 and D1)

Expiry Date: 31/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00477>

Resolved:

No objection subject to officers ensuring the quality will enhance the setting of the conservation area.

Others - not in Conservation Area

Application No. & DER/12/17/01643 - The Fireplace Workshop Ltd, Wyvern Way,

Location: Chaddesden, Derby

Proposal: Demolition of existing retail unit. Erection of retail units (use class A1) with ancillary cafe, a restaurant (use class A3/A5) with 'drive thru' facility together with landscaping, revised parking and access and associated works

Expiry Date: 06/04/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/12/17/01643>

Resolved:

Object and recommend refusal: CAAC felt that the former railway workshop building was an attractive and prominent building worth saving. They felt this building was a reminder of the heritage of Chaddesden sidings and strongly considered this to be a landmark heritage asset at the gateway to Derby. They felt the building could be restored and usefully incorporated in any development. Proposed layout needs revising, with more imaginative solution to restore and redevelop the building. This is a non-designated heritage asset but under para 135 of the NPPF this needs to be considered when undertaking the planning balance exercise.

Others - not in Conservation Area

Application No. & DER/02/18/00259 - Site of 25-27 Normanton Road, Derby

Location:

Proposal: Demolition of the existing buildings and the erection of a four and five storey building incorporating nine residential units (use class C3) (including three in multiple occupation) with ground and first floor commercial uses (use classes: A1 retail, A3 restaurant and B1 office)

Expiry Date: 08/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00259>

Resolved:

Object and recommend refusal due to the loss of the building on the site, the negative impact on the setting of the listed church opposite and impact on the setting of the St Peter's and Green lane Conservation area. It was noted that no 3D modelling on the tall building model had been undertaken.

Strutt's Park Conservation Area

Application No. & DER/01/18/00073 - 105 & 105A Duffield Road, Derby

Location:

Proposal: Change of use from mixed use - offices and doctors surgery (use classes B1 and D1) to a day nursery (use class D1) together with the erection of a single storey extension (entrance area) to 105 and alterations to the elevations of 105A

Expiry Date: 08/05/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00073>

Resolved:

No objection to change of use but object to the porch which does not preserve or enhance the character or appearance of the conservation area. Suggest that the design is corrected and revised.

City Centre Conservation Area

Application No. & DER/04/18/00524 - 51a Sadler Gate, Derby (Alice Elizabeth Hair)

Location:

Proposal: Internal alterations to include the installation of a new staircase between the ground and first floors

Expiry Date: 07/06/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00524>

Resolved:

No objection

City Centre Conservation Area

Application No. & DER/03/18/00314 - Middleton House, 27 St. Marys Gate, Derby

Location:

Proposal: Change of use from offices (Use Class A2) to 53 residential apartments (Use Class C3) and erection of 2 x 4 storey apartment blocks to provide 24 apartments together with associated car parking, landscaping, cycle and bin stores.

Expiry Date: 11/06/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00314>

Resolved:

Deferred until next meeting until more information is submitted on the scheme along with a more detailed statement of significance and heritage impact assessment. Use of the 3D model regarding the tall new build blocks had not been used.

City Centre Conservation Area

Application No. & DER/03/18/00313 - Middleton House, 27 St. Marys Gate, Derby

Location:

Proposal: Change of use from offices (Use Class A2) to 53 residential apartments (Use Class C3) and erection of 2 x 4 storey apartment blocks to provide 24 apartments together with associated car parking, landscaping, cycle and bin stores.

Expiry Date: 16/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00313>

Resolved:

Deferred until next meeting until more information is submitted on the scheme along with a more detailed statement of significance and heritage impact assessment. Use of the 3D model regarding the tall new build blocks had not been used.

Strutt's Park Conservation Area

Application No. & DER/04/18/00523 - 49 Otter Street, Derby

Location:

Proposal: Installation of replacement windows to the front elevation

Expiry Date: 05/06/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00523>

Resolved:

Object and recommend refusal to UPVC windows as prefer timber sashes which would preserve and enhance the conservation area. Accept the applicant could do a like for like replacement without permission or change to timber sash.

Strutt's Park Conservation Area

Application No. & DER/04/18/00527 - 3 Margaret Street, Derby

Location:

Proposal: Installation of roof lights to the front and rear elevations

Expiry Date: 06/06/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00527>

Resolved:

No objection to subject to removal of the street front roof light.

Minutes End