

# ITEM 4

Time Commenced: 17:15  
Time Finished: 19:14

## **CONSERVATION AREA ADVISORY COMMITTEE 12 DECEMBER 2015**

Present: Councillor Wood  
John Sharpe – Ancient Monuments Society  
Neil Robertson – IHBC  
David Ling – Co-opted  
Stuart Hodgkinson – RIBA  
Joan D'Arcy – Derbyshire Archaeological Society  
Jeff James – Chamber of Commerce  
Carole Craven – Georgian Group

### **42/15 Apologies for Absence**

Apologies for absence were received from Councillors Tittley & Turner, Mr Peter Bilson and Mr Ian Goodwin.

### **43/15 Late Items to be Introduced by the Chair**

There were no late items.

### **44/15 Declarations of Interest**

Max Craven and David Ling declared an interest in the application reference number DER/10/15/01333 – 41 Friar Gate, Derby so were absent for the presentation, discussion and the decision making part of this section of this application.

### **45/15 Confirmation of the Minutes of the Meeting held on 22 October 2015**

The minutes of the meeting held on 22 October 2015 were agreed as an accurate record.

### **46/15 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.**

## 47/15 George Rennie Award Recommendations

The Committee received a report presented on behalf of the Acting Strategic Director of Communities and Place on the George Rennie Award recommendations. The annual award was made up by the Committee in memory of the services of a former long standing Conservation Officer for the City, George Rennie.

At the last meeting of the Committee, Members put forward their short list of nominations for consideration. Members discussed their recommendations for the winner of the George Rennie Award and put forward to the committee their reasons.

**Resolved to nominate The Old Bell Hotel as the winner of the George Rennie Award and for the former Boots building on the corner of St Peter's Street and East Street as highly commended.**

## 48/15 Applications to be considered

The Committee received a report presented on behalf of the Acting Strategic Director of Communities and Place on the applications requiring consideration by the Committee.

### *No Conservation Area*

Application No. & Location:	DER/10/15/01314 - Land at Rough Heanor Farm, Rough Heanor Road, Mickleover, DE3 9BY
Proposal:	Demolition of outbuildings, residential development (75 dwelling houses), restaurant with `drive-thru`, coffee shop and alterations and re-modelling of junction.
Listed Building:	LOC

**The Committee recommended deferral of the application. Members requested that a Heritage assessment and heritage impact assessment was submitted for the site as well as an archaeological assessment. The officer advised the Committee that the DC Archaeological advisor was consulted as it had been raised that the site might have had a deserted medieval village upon it. It was noted that although there were some photos of the outbuildings, Members requested that a site visit was organised to visit the site.**

### *Allestree Conservation Area*

Application No. & Location:	DER/10/15/01278 - 19 Cornhill, Allestree, Derby, DE22 2GG
Proposal:	Part demolition of front boundary wall and erection of detached dwelling house
Listed Building:	GD2

Application No. & Location: DER/10/15/01277 - 19 Cornhill, Allestree, Derby, DE22 2GG  
Proposal: Erection of dwelling house  
Listed Building: GD2

**The Committee objected to the application and recommend refusal for the same reasons as before (January 2015 minutes for two dwellings). It was noted that the proposed development was detrimental to the significance of the listed wall, would negatively impact on the character and appearance of the conservation area, that it adversely affects the setting of the listed buildings and the impact would remain negative on the street scene due to the scale and massing of the proposed new building and alterations to the access to it.**

*City Centre Conservation Area*

Application No. & Location: DER/10/15/01305 - 23-24 Corn Market and 1-2 Albert Street, Derby  
Proposal: Change of use and alterations to first and second floors to provide 6 residential flats (Use Class C3), provision of bin store and cycle parking in basement and formation of self contained residential entrance at ground floor  
Listed Building: 2

Application No. & Location: DER/10/15/01304 - 23-24 Corn Market and 1-2 Albert Street, Derby  
Proposal: Change of use and alterations to first and second floors to provide 6 residential flats (Use Class C3), provision of bin store and cycle parking in basement and formation of self contained residential entrance at ground floor  
Listed Building: 2

**The Committee raised no objections to the application and welcomed the residential use back into the City.**

Application No. & Location: DER/10/15/01282 - Probate House, 37-38 St. Marys Gate, Derby, DE1 3JZ  
Proposal: Change of use from offices (use class B1) to residential (use class C3)  
Listed Building: GD2

**The Committee raised no objections to the application and welcomed the residential use back into the Cathedral Quarter.**

Application No. & Location: DER/11/15/01406 - 16 Sadler Gate, Derby, DE1 3NF (The Shakespeare PH)  
Proposal: Alterations to public house to include installation of new entrance gates, full refurbishment works, alterations to an existing structural opening and internal and external decorations  
Listed Building: GD2

Application No. & Location: DER/11/15/01405 - 16 Sadler Gate, Derby, DE1 3NF (The Shakespeare PH)  
Proposal: Alterations to public house to include installation of new entrance gates and planters  
Listed Building: GD2

**The Committee raised no objections to the application subject to the following being removed from the application; window boxes being removed from the application, strongly oppose that the single door (between lobby and bar) not be converted to a double door therefore damaging the historic panelling and concerns expressed as to how the extension to the bar could be done. Members stated that they looked forward to the signage application which should show some restraint.**

Application No. & Location: DER/11/15/01389 - 6-12 St. Peters Street, Derby, DE1 1SH  
Proposal: Change of use from retail (use class A1) to cafe/restaurant (use class A3), alterations to shopfront, installation of doors and windows to the rear elevation, formation of external seating area to front and rear and installation of extraction system  
Listed Building:

**The Committee objected and recommend refusal of the application due to the setting back of the shop front and detail design which did not preserve or enhance the character or appearance of the conservation area but was detrimental to it. Members advised that the City Council's shop front guide be consulted and used by the applicant to improve the proposal.**

#### *Darley Abbey Conservation Area*

Application No. & Location: DER/10/15/01231 - 19 Mileash Lane, Darley Abbey, Derby, DE22 1DD  
Proposal: Erection of potting shed, extension to boundary wall together with landscaping and retention of erection of shed and various landscaping works  
Listed Building: GD2

Application No. & Location: DER/10/15/01341 - 19 Mileash Lane, Darley Abbey, Derby, DE22 1DD  
Proposal: Erection of potting shed, extension to boundary wall together with landscaping and retention of erection of shed and various landscaping works  
Listed Building: GD2

**The Committee raised no objections to the application.**

Max Craven and David Ling left the meeting during consideration of the following item:

*Friar Gate Conservation Area*

Application No. & Location: DER/10/15/01333 - 41 Friar Gate, Derby, DE1 1DA (Pickfords House Museum)  
Proposal: Installation of fire alarm system  
Listed Building: GD1

**The Committee raised no objections to the application.**

*Little Chester Conservation Area*

Application No. & Location: DER/09/15/01171 - Derwent House, Old Chester Road, Derby, DE1 3SA  
Proposal: Removal of front boundary treatments and erection of boundary fence and gates  
Listed Building: GD2

Application No. & Location: DER/09/15/01170 - Derwent House, Old Chester Road, Derby, DE1 3SA  
Proposal: Removal of front boundary treatments and erection of boundary fence and gates  
Listed Building: GD2

**The Committee objected and recommended refusal to the application as no archaeological/historic appraisal was submitted, which was deemed as necessary and no detailed information on the stone pier proposals. Members suggested that stone proposed to be used was identified to the LPA so it could be assessed as to the appropriateness of using stone for the piers otherwise an alternative timber post should be used. The Committee requested that this application with further information be brought back to them at a later date.**

### *Spondon Conservation Area*

Application No. & Location: DER/09/15/01123 - 4 West Road, Spondon, Derby, DE21 7AB  
Proposal: Demolition of outbuilding. Single storey side and rear extensions to dwelling house (utility room, shower room and enlargement of lobby and store room)  
Listed Building:

**The Committee recommended that the application be deferred until applicant has sent in an amended plan.**

Application No. & Location: DER/09/15/01184 - Derby School of Bridge, Chapel Street, Spondon, Derby  
Proposal: Reduction in height of part of boundary wall  
Listed Building: GD2

**The Committee raised no objections in principle to the application, as long as the detail design was amended to be curved and swept up to the higher level rather than exposing a crude edge, which would be difficult to deal with, to the existing wall.**

### *Strutt's Park Conservation Area*

Application No. & Location: DER/09/15/01176 - 30 Kingston Street, Derby, DE1 3EZ  
Proposal: Installation of door in the front elevation  
Listed Building:

**The Committee raised no objections to the application as long as the door and door frame material was swapped to timber.**

Application No. & Location: DER/10/15/01268 - 3 Margaret Street, Derby, DE1 3FE  
Proposal: Installation of dormer window on the side elevation and three roof lights  
Listed Building:

**The Committee objected to the application and recommend refusal to the proposed dormer and front roof slope roof light as it was deemed detrimental to the character and appearance of the conservation area.**

Application No. & Location: DER/11/15/01351 - Site of 2D Henry Street, Derby, DE1 3BQ  
Proposal: Demolition of garage and erection of one dwelling  
Listed Building:

### **The Committee recommended**

Application No. & DER/11/15/01380 - 8 Margaret Street, Derby, DE1 3FE

Location:

Proposal: Change of use from single dwelling house (use class C3) to two dwelling houses (use class C3) and installation of replacement windows and one replacement door to the front and side elevations

Listed Building:

**The Committee objected to the application and recommend refusal as the windows and doors were proposed to be UPVC. Members suggested that the material be negotiated to timber.**

Minutes end