

Time Commenced: 16:00  
Time Finished: 18:00

## **CONSERVATION & HERITAGE ADVISORY COMMITTEE**

### **12 January 2023**

Present: Councillor Sue Bonser  
Councillor Mike Carr  
Councillor Robin Wood  
Carole Craven - Georgian Group  
Maxwell Craven, Victorian Group  
Ian Goodwin - Derby Civic Society  
David Ling – Co-opted Member  
Paul McLocklin – Chamber of Commerce (Vice-Chair)  
Chris Twomey – RIBA (Chair)  
Chris Wardle, Derbyshire Archaeological Society

Officers in Attendance: Chloe Oswald, Conservation Officer

#### **43/22 Apologies**

Apologies were received from Chris Collison, Institute of Historic Building Conservation, and co-opted Member.

#### **44/22 Late Items to be introduced by the Chair**

CHAC noted the recent death of Don Armstrong and recognised the huge contribution he had made to the formation of the Committee and as Chair during and 1980's and with his continued membership of the Committee afterwards.

#### **45/22 Declarations of Interest**

Paul McLocklin (PMc) declared an interest in 22/01233/FUL and 22/01388/LBA, Land on the West Side of Vicarage Road, Mickleover, Derby and would leave the meeting for that item.

#### **46/22 Confirmation of the Minutes of the Meeting held 1 December 2022**

The minutes of the meeting held on 1 December 2022 were agreed as a correct record.

#### **47/22 Items Determined since the last meeting**

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting

Members received an update on applications that had been determined since the last meeting of the Committee.

**Resolved to note the report.**

## 48/22 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Items not being considered.

The report detailed matters not being brought before the Committee, for its information. Members noted that it had been decided not to bring these matters to Committee following consultation with the Chair

**Resolved to note the report.**

## 49/22 Applications to be considered

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

### **Friar Gate Conservation Area**

<b>Application No &amp;</b>	22/01196/FUL and 22/01197/LBA
<b>Location</b>	4 Vernon Street, Derby DE1 1FR
<b>Proposals</b>	Change of use from offices to six apartments (Use Class C3) and one five occupant house in multiple occupation (Use Class C4)

### **Resolved: Objection**

The officer explained that there had been two prevision applications which CHAC had objected to. They had raised their concerns about multiple flats in the street and thus setting a precedent. There was a high degree of change to the original layout in the first application, the second application was better but was still lacking in detail and had too much loss of historic fabric. CHAC had felt the scheme was too harmful.

Two pieces of Historic England Guidance had been submitted with this application, but these were only general statements about the windows and staircases, details of the secondary glazing and door schedules were not submitted so there was no information about replacement or whether the staircase would be altered. There was very limited information available.

The Chair summarised and highlighted that the application was a conversion of an existing building to flats with bathrooms and reiterated there was no detail with the application. A member of CHAC expressed the view that the changes would cause harm to a relatively untouched Regency villa. The Heritage Statement was inadequate. Another member seconded these comments and added that there

was not enough detail available to make a judgement. The guidance was standard from Historic England. This was a fine example of an original house there was a need for more detail and a comprehensive Heritage Statement.

CHAC objected on the previous grounds (Oct 2022 CHAC) as the information and details requested have not been submitted and there was no confidence that the historic building would be adequately protected. The heritage statement was very limited and does not highlight the elements of significance of the listed building nor was there a heritage impact assessment. The proposal was intensive, and CHAC were concerned about the extent of the alterations but there was not enough detail on the proposals to assess the full impact for example there were no details on pods, how new openings are to be formed, how openings are to be blocked, or details of secondary glazing and how they would accommodate shutters.

## **Mickleover Conservation Area**

**Application No &** 22/01233/FUL and 22/01388/LBA  
**Location** Land on the West Side of Vicarage Road, Mickleover, Derby  
**Proposals** Change of use of barns into 3 no. dwellings, together with the erection of 6 linked dwellings

### **Resolved: Objection**

PMc declared an interest and left the room for this item.

CHAC welcomed the conversion of existing barns but suggested historic building recording should be undertaken if permission was granted for this part of the proposal. They still objected on the previous grounds (Oct 2022 CHAC) in terms of the negative impact on the setting of listed buildings and that the proposals do not preserve or enhance the character or appearance of the conservation area. The setting of the listed buildings would be irreparably harmed and there was the loss of an important piece of open space within the conservation area through the intensive layout of new dwellings. One member thought it might be possible to build a couple of units in the north corner.

## **Conservation Area**

**Application No &** 22/01658/LBA and 22/01659/FUL  
**Location** 45 Church Street, Littleover, Derby De23 6GF  
**Proposals** Single storey extension dwelling house (kitchen, boot room) and alterations to internal walls. Alteration to the roof over the bathroom to form an intersecting gable and valley arrangement. Demolition of existing garage and erection of new garage. Widening of existing gateway/drive. Erection of timber garden room.

### **Resolved: Objection**

CHAC had a strong objection to the roof configuration to the two-storey extension and changes from window to a full height window on the south elevation gable which they felt were neither necessary nor fully justified. They were concerned that alterations to the roof may cause disturbance to the old frame. The replacement of windows, without window schedule and assessment of condition to justify the repair or replacement was concerning. They felt the design of the kitchen extension and the materials proposed, charred timber cladding, were heavy and suggested a change of materials so it would appear more delicate, and so the older building could sit more comfortably with the new extension. CHAC suggested also suggested a redesign to make the extension more transparent, generally, and especially at junctions with the existing building. They had no issues with the Garage or the Garden Room nor with the principle of some material link between them. It was suggested that building recording take place.

### **City Centre Conservation Area**

<b>Application No &amp; Location</b>	22/10676/FUL and 22/01677/LBA 40 Iron Gate, Derby DE1 3GA
<b>Proposals</b>	Part demolition and reconstruction of the first and second floor accommodation including new roof structure to the rear of the property and replacement of existing windows at first and second floor

#### **Resolved: Objection**

CHAC supported the principle of repairs to this building but objected to the proposal as they had no confidence that it was being done carefully. A thorough heritage statement of significance for the listed building and heritage impact assessment were needed. They felt there was a strong need for a repair philosophy and an updated, detailed structural engineer condition report from a structural engineer who had experience of work on listed buildings. A schedule of the proposed work and a method statement were needed as well as other options considered to provide justification and ensure structural stability, also to retain as much of the historic fabric as possible. CHAC expressed the need to contact Building Control to check that the building was not classed as a dangerous structure.

### **Friar Gate Conservation Area**

<b>Application No &amp; Location</b>	22/01752/LBC and 22/01753/FUL Land at the rear of Burleigh Mews, 102 Friar Gate, Derby DE1 1EX
<b>Proposals</b>	Erection of two apartments (Use Class C3)

#### **Resolved: No Objection**

CHAC felt the amended scheme was an improvement on the previous proposal. They resolved to give no objections subject to changes to the inappropriate UPVC and composite materials for windows and doors. Timberones preferred. Also this resolution was on the basis that as the boundary wall was old, so CHAC

suggested a Method statement to ensure that it was unaffected by the proposed building.

## **City Centre Conservation Area**

<b>Application No &amp; Location</b>	<b>22/0913/FUL and 22/01914/LBA</b> Middleton House, 27 St Mary's Gate, Derby DE1 3JR
<b>Proposals</b>	Conversion of loft space to form two flats (Use Class C3) including installation of dormers Alterations in association with the conversion of the loft space to form two flats (Use Class C3) including installation of dormers and creation of a new stair core

### **Resolved: No Objection**

The officer explained the proposals had changed slightly in the approach to the loft space, it was originally planned to have an additional storey for accommodation with a flat roof, the new proposal was for 2 continuous flat roof dormers. Internal changes included a different reconfiguration of the stairs and service riser. The amount of internal space would be reduced but more of the original roof form would be retained. CHAC suggested an improvement of design of the dormer windows by making sure windows have more of a vertical emphasis, aligning them with the façade windows below and dormer roof details should include appropriate details such as the overhang and soffits.

## **50/22 Pre-application comments – Eagle Quarter Market and Bradshaw Way**

The Committee received a report from the Head of Planning which was presented by the Conservation Officer.

CHAC were invited to a public meeting on 2<sup>nd</sup> and 3<sup>rd</sup> December to look at proposals and provide pre-application comments for potential of two key sites within the Derbion footprint:

- The Eagle Quarter (Eagle Market and Derby Theatre)
- Bradshaw Way Retail Park

A summary of initial responses was collated by the Chair following the public meeting which were discussed by the Committee. A CHAC member highlighted that archaeological work had been undertaken on the Eagle Market site in the past and the Museum may have notes of this.

### **CHAC resolved to agree the pre-application response for submission**

## **51/22 Railway Conservation Area – Transforming Cities Fund proposals**

The Committee received a report from the Head of Planning regarding Cultural Threads – Little Chester Storage Unit Concept which was presented by the Conservation Officer.

The officer explained that as part of Our City Our Rivers (OCORs) Cultural Threads – Heritage and Interpretation Programme, CHAC were consulted on a planning application proposal for a storage unit at their meeting in December 2021. CHAC had asked for further information in terms of the detail, heritage interpretation and artwork be brought to a future meeting for their consideration. This report was to give CHAC the opportunity to look at the details suggested and formally record their response to the proposed designs.

A committee member was concerned whether consideration had been given to the location of the structure and if it would affect burial remains. CHAC heard that it would not cause damage to the ground beneath.

**CHAC resolved: no objection to the proposal**

MINUTES END