

Time Commenced: 16:00
Time Finished: 17:10

CONSERVATION & HERITAGE ADVISORY COMMITTEE

13 April 2023

Present: Councillor Sue Bonser
Councillor Mike Carr
Councillor Robin Wood
Carole Craven - Georgian Group
Maxwell Craven, Victorian Group
David Ling – Derby Civic Society
Paul McLocklin – Chamber of Commerce (Vice-Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

59/22 Apologies

Apologies were received from Chris Collison, Institute of Historic Building Conservation and Co-opted Member, Ian Goodwin - Derby Civic Society, Chris Twomey RIBA (Chair), Chris Wardle, Derbyshire Archaeological Society

60/22 Late Items to be introduced by the Chair

The Committee noted that Cllrs Carr and Wood would be leaving CHAC and thanked them for their contributions over the years they had been members.

61/22 Declarations of Interest

There were no declarations of interest

62/22 Confirmation of the Minutes of the Meeting held 02 March 2023

The minutes of the meeting held on 02 March 2023 were agreed as a correct record.

63/22 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.

64/22 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.

65/22 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

No Conservation Area

Application No &. 23/00086/OUT

Location Eagle Market, Derby Theatre, Castle & Falcon Public House
Morledge, Theatre Walk, East Street, Derby DE1 2NF

Proposals Demolition or part demolition of existing Eagle Market building, public house and theatre. Erection of a phased mixed-use development, including residential and commercial floorspace (Use Classes C3 and E); new public square, servicing; car and cycle parking provision, hard and soft landscaping works; provision of new pedestrian routes, and other associated works.

Resolved: Objection

The application came before CHAC on 2nd March 2023, CHAC had responded robustly against the proposals. A rebuttal letter had been received from Lichfields on comments made. A revised Heritage Impact Assessment had been submitted focusing on the DVMWHS.

The Chair asked for comments on the new information, CHAC reiterated comments from the meeting on 2nd March 2023. They were, as before opposed to the demolition of Derby Theatre without a condition that a replacement Theatre should be built. They thought the applicant had not considered the Tall Building Study for Derby City. CHAC were concerned about the context of the proposed building against the Cathedral and other buildings in the city. They were concerned about the view of Derby City skyline from viewpoints outside of the city such as Kedleston, the A38 and A52. They were also concerned about the density within a small area in comparison with other cities with high rise buildings. The issue of infrastructure was raised, CHAC asked if thought had been given to provision for more GP surgeries, dentists, or schools.

CHAC objected to the proposal and suggested that the full minutes from the meeting on 2 March should be put forward again as they were succinct and raised all the same issues of concern.

No Conservation Area

Application No & Location **23/00087OUT**
Proposals Bradshaw Retail Park, Bradshaw Way, Derby DE1 8JE
Demolition of existing buildings. Erection of a phased mixed-use development including residential, commercial and office space (Use Classes C3 and E); servicing; car and cycle parking provision; hard and soft landscaping works; and other associated works

Resolved: Objection

CHAC felt this was a similar situation to the previous application because of the density and height impact on conservation areas and listed building settings as well as the serious impact on the Derby skyline. However, they did not object to the demolition of the original buildings. CHAC resolved to object to the proposal reiterating the comments from the meeting on 2nd March 2023.

No Conservation Area

Application No & Location **22/01846/FUL**
Stephenson Building, Derby College, The Roundhouse, Roundhouse Road, Derby DE24 8JE
Proposals Three storey extension including installation of an external air source heat pump compound and amendments to parking layout and access

Resolved: Objection

The Committee discussed the proposal in terms of its impact on the setting of listed buildings. Although the height of the building was not an issue. They were concerned about the alignment with the grade II* listed railway workshop, the extension and overhang into the existing courtyard.

CHAC objected to the proposal, they had concerns about harm and negative impact on setting of three grade II* listed buildings adjacent. However, they had no issue with principle of parking changes, signage or Air Source Heat Pump enclosure except that it should be something more constructed than fencing an alternative material could be used.

City Centre Conservation Area

Application Nos. & Location **23/002254/FUL and 23/00224/LBA**
Proposals Middleton House, St Mary's Gate, Derby DE1 3JR
Conversion of existing caretakers lodge including a new rear extension into a dwelling house (Use Class C3).

Alterations in association with the conversion of existing caretakers lodge including a new rear extension into a dwelling house

Resolved: No Objection subject to changes to simplified glazing to doors

CHAC had no objection to the proposal, which was a simple extension to an existing building, it was in context and was straightforward in terms of materials used. However, plain glazed doors would have been preferred rather than the proposed heavily divided glazing using Georgian glazing bars.

City Centre Conservation Area

Application No & 23/00320/FUL

Location Riverbank and built-up areas between Derwent Street and the A601, along the Eastern Boundary at Darwin Place and along the Southern Sections at Meadow Road and Meadow Lane, Derby

Proposals Full application with details of OCOR "Package 2" for a flood alleviation scheme and migration measures including demolition of existing buildings, boundary treatments and existing flood defence walls; partial removal of the existing flood defence walls to ground level; removal of existing flood embankments, footpath and cycleway layouts and ancillary works; creation of vehicular access, access ramps, steps, paths, retaining walls, railings, surface water drainage features and greenspace; provision of opportunities for installation of permanent and/or temporary artworks; and landscape reinstatement works.

Resolved: No Objection subject to refinement of materials

CHAC regretted the loss of some locally listed buildings such as Crompton House but noted the retention of Exeter House. One member would have liked to have seen a closer photo montage of the view of the wall seen from Cathedral Green so that a better impression of the impact could be gained. Another member felt it would open the river view and the wall would probably be hidden by vegetation growth over time, also if properly landscaped the area would improve and compliment the city.

CHAC had no objection but did suggest more refinement of materials in certain locations would be good particularly the removal of use of the concrete pressed coursed wall in some sections.

City Centre Conservation Area

Application Nos & 23/00226/FUL & 23/00227/LBA

Location 8 Iron Gate, Derby, DE1 3AL

Proposals Change of use from combined retail and bistro (E(a) and E(b) to mixed use including retain, restaurant, offices and 8no.

market flats (uses E(a), E(b), E(c) and Cf3). Works include renovation and repair to building envelope, layout alterations Renovation and conversion works to Listed Building including change of use from combined retail and bistro (E(a) and E(b)) to mixed use including retail, restaurant, offices and 8no, market flats (uses E(a), E(b), E(c) and C3). Works include renovation and repair to building envelope, removal of internal partitions, fixtures and fittings, layout alterations, partial demolition works to rear of no8, provision of new entrances and glazing to rear and rooftop extension at second floor.

Resolved: No Objection

The Chair relayed comments to the Committee from an absent member for their consideration.

“Although the Heritage Statement appears to be a well-researched professional document it does not analyse the building well. The guidance in paragraph 194 of the National Planning Policy Framework has not been considered, no attempt has been made to consult the historic environment record. It was essential that a proper understanding of the development of the buildings be made before the proposal is approved”.

The officer explained that no 9 was listed but not no. 8. The changes were to the rear of no. 8 and included a rooftop extension at the rear on the second floor. The proposal was for the rear of the building at no 8 to be partially demolished and remodelled, there would be a minimal change to the door position and to the former shop area of no. 8.

One member raised concerns about what looked to be an internal 18th century wooden staircase in the building and asked if this would be removed, the officer confirmed it would remain. Another member was concerned about the central section of the rear with a glazed staircase and suggested the design was poor (glazing to solid ratio) and the gable with tri-partite windows could be improved, other committee members liked the design of the rear. The view of the Cathedral was noted.

Overall, CHAC had no objection to the proposal in terms of rendering or openings with non-glazed panels or the three windows. They welcomed the proposal as it was good to see a building being brought back into use. The Committee felt the work proposed for the rear of the property would be an improvement.

66/22 George Rennie City Heritage Award 2022

CHAC received a report from the Head of Planning. The Committee was asked to suggest nominations for The George Rennie City Heritage Award 2022 and discuss arrangements for an Awards Event.

The Committee made several suggestions for nominations for the Award which included:

- The Standing Order Public House for incorporation of adjacent listed building Joseph Wright House
- the Pepperpot Buildings on the Florence Nightingale Community Hospital Site, but they were unsure if the second building had been completed and asked the officer to investigate.

CHAC agreed that an Awards Event should be set up and that all CHAC members should be invited to suggest nominations for buildings or projects in the calendar year 2022 for consideration at the next meeting.

The Committee resolved that an email be circulated to all members of CHAC requesting nominations for the George Rennie City Heritage Awards 2022 be sent to the Chair and Conservation Officer for discussion at the next meeting.

MINUTES END