

Time Commenced: 17:17
Time Finished: 19:10

**CONSERVATION AREA ADVISORY COMMITTEE
21 JANUARY 2016**

Present: Maxwell Craven (Chair)
Councillor Carr
Councillor Wood
John Sharpe –Ancient Monuments Society
Neil Robertson – IHBC
Stuart Hodgkinson – RIBA
Jeff James – Chamber of Commerce
Chris Collison– Institute of Historic Building Conservation
Ian Goodwin – Derby Civic Society

49/15 Apologies for Absence

Apologies for absence were received from Councillors Tittley and Turner, David Ling, Joan D'Arcy and Carole Craven

50/15 Late Items to be Introduced by the Chair

There were no late items.

51/15 Declarations of Interest

Jeff James declared an interest in Applications DER/10/15/01286 and DER/10/15/01287 – both in relation to 40 St Mary's Gate, Derby, DE1 3JZ.

52/15 Confirmation of the Minutes of the Meeting held on 10 December 2015

The minutes of the meeting held on 10 December 2015 were agreed as an accurate record, subject to the addition of Chris Collison as having been in attendance.

53/15 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.

54/15 Review and discussion of Conservation Area Advisory Committee processes

The committee considered a report of the Acting Strategic Director of Communities and Place, which proposed a streamlining of processes to cope with there being fewer meetings in the municipal year. This included four possible model outcomes upon which the committee could base its resolutions, to reduce the number of variations.

Following some discussion, it was agreed that the recommended changes should be adopted, specifically including the four model resolutions. It was felt, however, that as part of the review of processes, it would be helpful if the recommendations made by the committee in respect of specific items be recorded in the regular report of the determination of those matters.

Resolved to:

- 1) Note the report;**
- 2) Agree to the proposed model resolutions upon which the committee would base its future determinations of applications considered; and**
- 3) Request that the Conservation Area seek to include in the reporting of 'Items Determined' a reference to the committee's recommendations in respect of each item.**

55/15 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.

City Centre Conservation Area

Application No. & DER/10/15/01286 and DER/10/15/01287—40 St Mary's Gate, Derby
Location: DE1 3JZ

The committee:

- 1) Raised no objection subject to:**
 - a. Further investigation being undertaken into the void above the suspended ceiling in the existing reception area;**
 - b. Confirmation being sought on the form of the WC enclosure and, subject to any concerns raised by officers in respect of the use, room proportions or historic fabric in this area, amended plans being returned to the committee;**
- 2) Strongly suggested that the applicant retain the original wall proposed to be removed completely on the second floor.**

Application No. & DER/12/15/01517, DER/12/15/01518 and DER/12/15/01519 –22

Location: Corn Market, Derby, DE1 1QH

The committee raised no objection.

Application No. & DER/12/15/01566 and DER/12/15/01567–35 and 36 St Mary's Gate,
Location: Derby DE1 3JU

The committee:

- 1) Raised no objection subject to:**
 - a. Further information being submitted in relation to pipe runs, ducts, extraction and vents, and officers being satisfied with the information; and**
 - b. The three new rooflights proposed for the extension being removed from the proposal.**
- 2) Expressed concern over the proposed design of the coach house and suggested a lower, or single storey, extension would be more appropriate;**
- 3) Welcomed the residential and proposed mixed use, while noting a preference to see number 36 being returned to an individual house in addition to number 35.**

Friar Gate Conservation Area

Application No. & DER/11/15/01451 –Rear of 8-12 Agard Street, Derby DE1 1DZ
Location:

The committee:

- 1) Emphatically recommended refusal on the grounds that the proposed development:**
 - a. will neither enhance nor otherwise improve the conservation area but will inflict significant and substantial harm on the conservation area; and**
 - b. will directly affect in a negative way the significance and setting of Pickford's House Museum, a Grade-I listed building, and its garden, the function of which depends heavily on the authenticity of its environment, as well as directly affecting the setting of three other Grade-II* listed buildings (27, 42 and 99 Friar Gate) along with a large number of contiguous Grade-II listed buildings.**
- 2) Commented that the size, massing, context (lack of contextual study) and design was wholly inappropriate for such a sensitive area, and that the loss of 8, 10 and 12, Agard Street, the final few original 19th century artisans' cottages here (one with a largely intact artisan's workshop and carriage entrance), would also substantially diminish the integrity of the Conservation Area.**

Little Chester Conservation Area

Application No. & DER/09/15/01196 –1 Vivian Street, Derby DE1 3RZ (Garden City
Location: Tavern)

The committee:

- 1) Recommended refusal on the grounds that the new houses are not of sufficient visual quality;**
- 2) Noted that the garage openings to front elevation were very narrow and at odds with the layout plan; and**
- 3) Noted that there were unauthorised UPVC windows within the public house which need to be altered to timber as part of any scheme.**

Application No. & DER/11/15/01472 –140 Mansfield Road, Derby DE1 3RA
Location:

The committee:

- 1) Raised no objection;**
- 2) Commented that it would be preferable for:**
 - a. The new works not to include render; and**
 - b. The proposed design of the extension be amended to not include a flat roof.**
- 3) Noted that there was an unauthorised satellite dish on the building.**

Spondon Conservation Area

Application No. & DER/09/15/01123 –4 West Road, Spondon, Derby DE21 7AB
Location:

The committee raised no objection subject to appropriate matching materials being used.

Strutt's Park Conservation Area

Application No. & DER/11/15/01434 –114 Belper Road, Derby DE1 3EQ
Location:

The committee recommended refusal on the grounds that:

- 1) The proposed development was too large a size and scale for its plot and it disrupted the rhythm of development to space along Belper Road;**

- 2) The demolition of the detached garage in this location and the demolition and amendment of the distinctive stone wall was not supported; and
- 3) The proposals did not preserve or enhance the conservation area but were harmful to it.

Application No. & DER/12/15/01524 –4 West Bank Avenue, Derby DE22 1AP
Location:

The committee raised no objection.

Others not in a Conservation Area

Application No. & DER/10/15/01262 –Pear Tree Medical Centre, 159 Pear Tree Road,
Location: Derby DE23 8NQ

The committee:

- 1) **Raised no objection;**
- 2) **Suggested that the new extension relates to the building that it is adjoined to, with consideration given to including elements of brick construction to match the main building.**

Application No. & DER/10/15/01262 –4 Folly Road, Darley Abbey, Derby DE22 1ED
Location:

The committee raised no objection.

MINUTES END