

Time Commenced: 17:15
Time Finished: 19:35

CONSERVATION AREA ADVISORY COMMITTEE `
7 December 2017

Present: Maxwell Craven (Chair) – Georgian Group
 Chris Collison – Co-optee
 Carole Craven – Georgian Group
 Mr D Ling – Derby Civic Society
 Mr J Sharpe - Ancient Monuments Society
 Mr C Twomey – Royal Institute of British Architects
 Paul McLocklin – Chamber of Commerce
 Cllr Mike Carr – Elected Member
 Cllr Robin Turner – Elected Member
 Cllr Robin Wood – Elected Member
 Cllr Jack Stanton – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
 Ian Woodhead – Development Control Group Manager
 Jackie Waring – Democratic Services Officer

33/17 Apologies

Mrs J D'Arcy and Mr I Goodwin

34/17 Late Items to be Introduced by the Chair

There were no late items

35/17 Declarations of Interest

C Twomey declared an interest in DER/11/17/01446 – Site of 36 Agard Street and agreed to leave the meeting whilst this item was discussed.

**36/17 Confirmation of the Minutes of the Meeting held on 19
 October 2017**

The minutes of the meeting held on 19 October 2017 were agreed as an accurate record.

37/17 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.

38/17 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.

39/17 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.

No Conservation Area

Application No. & Location: DER/11/17/01432 - Former Rolls Royce Works, Nightingale Road, Derby
Proposal: Erection of 398 dwellings with associated car parking and landscaping together with refurbishment of 5 existing dwellings
Expiry Date: 09/02/2018
Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01432>

Resolution

No objections: Committee welcomed the proposals but felt more attention should be paid to the position of the Post Box and its brick surround. It was felt that the post box should be closer to the main block and the railings, where removed to make the access, should be re-used. Committee also felt improved design could be made to the central Avenue as opposed to design suggested.

City Centre Conservation Area

Application No. & DER/09/17/01206 - 2-4 Strand, Derby

Location:

Proposal: Demolition of a wall. Alterations to include formation of a new opening, the installation of glazed roof to link to 1 St James Yard, an access ramp and balustrading

Expiry Date: 08/12/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01206>

Resolution

No objections to the alterations or change of use (subject to future flue/fume extraction installations). Officers to negotiate the position of the apertures where existing openings exist.

City Centre Conservation Area

Application No. & DER/09/17/01205 - 2-4 Strand, Derby

Location:

Proposal: Change of use from professional and financial services (use class A2) to cafe/restaurant (use class A3) including installation of a glazed roof to link to 1 St James Yard

Expiry Date: 08/12/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01205>

Resolution

No objections to the alterations or change of use (subject to future flue/fume extraction installations). Officers to negotiate the position of the apertures where existing openings exist.

City Centre Conservation Area

Application No. & DER/10/17/01320 - Market Hall, Tenant Street, Derby

Location:

Proposal: Fire improvement work to include the replacement/refurbishment of 13 fire doors and frames, replacement of an aluminium window and installation of an emergency call system

Expiry Date: 20/12/2017

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/10/17/01320>

Resolution

Object and recommend refusal on the grounds of the treatment to replace the window and over the door adjacent to the café on the first floor. More information was required about the existing frames (metal type specifically) and whether they could be adapted rather than replaced. CAAC recommend that the application be re-submitted with more information and the options that have been looked at.

Darley Abbey Conservation Area

Application No. & DER/05/17/00567 - Darley Park, Darley Abbey, Derby

Location:

Proposal: Construction of a multi user path and ancillary works

Expiry Date: 19/10/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/17/00567>

Resolution

Object and recommend refusal as the Committee felt a 3m wide path would severely impact on the character and functioning of the Park (a 2m wide path was considered more acceptable). Also the proposed materials of construction were also considered inappropriate (Committee suggested soft edging to the path). Committee raised concerns over the design of the proposed flat bridge. They felt this was designed to maximise the throughput of cyclists and was inappropriate. CAAC would prefer a more attractive design or retention of the existing bridge humped bridge.

Friar Gate Conservation Area

Application No. & DER/01/17/00002 - 11 Mill Street, Derby, DE1 1DY

Location:

Proposal: Two storey extension and change of use from retail and business (use class A1/B1) to eight apartments (use class C3) including alterations to the elevations

Expiry Date: 11/05/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/01/17/00002>

Resolution

Object and recommend refusal on the grounds that the applicant failed to address the previous objections in terms of the proposed front elevation materials. Committee also stated they preferred the double gable rear elevation design.

Friar Gate Conservation Area

Application No. & Location: DER/09/17/01251 - Ground Floor, Norman House, Friar Gate, Derby

Proposal: Change of use from non-residential institution (use class D1) to business (use class B1) including alterations to the front elevation

Expiry Date: 15/12/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01251>

Resolution

No objections, subject to officers negotiating compatible materials, negotiations also to include a frieze/improved elevational treatment to emphasise the ground floor.

Friar Gate Conservation Area

Application No. & Location: DER/11/17/01424 - 3 George Street, Derby

Proposal: Alterations in association with the change of use of ground floor from business (use class B1) and refurbishment of the building to form four flats (use class C3)

Expiry Date: 05/01/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01424>

Resolution

Object and recommend refusal. Committee felt the proposed application contained too much alteration to the fabric of a good Regency House which was a grade II listed building.

Friar Gate Conservation Area

Application No. & DER/10/17/01280 - 3 George Street, Derby

Location:

Proposal: Change of use of ground floor from business (use class B1) and refurbishment of the building to form four flats (use class C3)

Expiry Date: 05/01/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/10/17/01280>

Resolution

Object and recommend refusal. Committee felt the proposed application contained too much alteration to the fabric of a good Regency House which was a grade II listed building.

Friar Gate Conservation Area

Application No. & DER/11/17/01446 - Site of 36 Agard Street, Derby

Location:

Proposal: Erection of an 8 storey building of 77 flats and associated car parking

Expiry Date: 12/02/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01446>

Resolution

Object and recommend refusal. The Committee felt the proposed development was too large for its location, overbearing and imposing. It was felt that the development would not enhance the character and appearance of either the conservation area or the range of listed buildings in the area. The Committee felt the proposal would also be injurious to the amenities of neighbours opposite by virtue of the scale and mass of proposed built form. Proposed development would exhibit and be unduly detrimental frontage form of development on Agard Street.

Green Lane & St. Peters Conservation Area

Application No. & DER/10/17/01275 - 30A Green Lane, Derby

Location:

Proposal: Change of use of first floor from hair salon (use class A1) to residential (use class C3) including replacement of the first floor

windows

Expiry Date: 07/12/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/10/17/01275>

Resolution

No objection to the change of use but raised concerns that there was insufficient information regarding materials. The Committee stated they would promote the use of timber sliding sash windows in this case.

Hartington Street Conservation Area

Application No. & DER/09/17/01243 - 124 Osmaston Road, Derby

Location:

Proposal: Alterations to include raising of the roof height and installation of new windows including dormers

Expiry Date: 03/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01243>

Resolution

Object and recommend refusal on the grounds of the adverse impact on the special character and appearance of the Conservation Area. CAAC felt the existing building and its facade made a very positive contribution to the Conservation Area and the proposed raising of the roof and front elevation changes would be unduly detrimental to the context of the wider street-scene.

Strutt's Park Conservation Area

Application No. & DER/10/17/01331 - The Poplars, 93 Arthur Street, Derby

Location:

Proposal: Erection of railings to front boundary

Expiry Date: 13/12/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/10/17/01331>

Resolution

No objections.

Strutt's Park Conservation Area

Application No. & DER/10/17/01366 - 11 Chevin Road, Derby

Location:

Proposal: Demolition of bungalow. Erection of replacement dwelling house (use class C3)

Expiry Date: 01/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/10/17/01366>

Resolution

Object and recommend refusal. CAAC felt the scale, mass and footprint of the proposal was acceptable but deemed the style and materials of the proposal were inappropriate in this Conservation Area context.

ADDENDUM

No Conservation Area

Application No. & DER/12/17/01572 - 3 Church Street, Alvaston, Derby

Location:

Proposal: Replacement of the corrugated asbestos and fibre cement roof sheets with corrugated steel roof sheets

Expiry Date: 29/01/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/12/17/01572>

Resolution

No objections but recommended that officers explore the possibility of securing a phasing programme for the other works.

City Centre Conservation Area

Application No. & DER/11/17/01532 - 7 Sadler Gate, Derby

Location:

Proposal: Change of use of first floor from storage to retail (use class A1) and office space (use class B1) and replacement of two first floor windows

Expiry Date: 26/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01532>

Resolution

No objections to the change of use but recommended refusal on the grounds of the design/colour of the proposed first floor windows.

Friar Gate Conservation Area

Application No. & DER/11/17/01539 - 7-9 Uttoxeter Old Road, Derby (Derby

Location: Convenience Store)

Proposal: The installation of an ATM

Expiry Date: 22/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01539>

Resolution

No objections.

Friar Gate Conservation Area

Application No. & DER/11/17/01540 - 7-9 Uttoxeter Old Road, Derby (Derby

Location: Convenience Store)

Proposal: Display of a non-illuminated panel sign

Expiry Date: 22/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01540>

Resolution

No objections.

Others - not in Conservation Areas

Application No. & DER/11/17/01418 - 16 Harriet Street, Derby

Location:

Proposal: Change of use from one dwelling to four flats (use class C3) including installation of a new window

Expiry Date: 29/12/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01418>

Resolution

No objections.

Strutt's Park Conservation Area

Application No. & DER/08/17/01090 - 2 Duffield Road, Derby

Location:

Proposal: Change of use of ground floor from retail (use class A1) and first and second floors from a house in multiple occupation (use class C4) to a ten bedroom house in multiple occupation (Sui Generis use) including bricking up of the shop front and installation of two new windows and entrance door

Expiry Date: 29/11/2017

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01090>

Resolution

No objections.

Strutt's Park Conservation Area

Application No. & DER/11/17/01518 - 26 Arthur Street, Derby

Location:

Proposal: Retention of the installation of replacement windows and a door to the front elevation

Expiry Date: 22/01/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01518>

Resolution

Object and recommend refusal of the grounds of the adverse impact on the character and appearance of the Conservation Area.

Minutes End