

Time Commenced: 17:15  
Time Finished: 18:25

**CONSERVATION AREA ADVISORY COMMITTEE**  
**15 June 2017**

Present: Maxwell Craven(Chair) – Georgian Group  
David Ling – Derby Civic Society  
Ian Goodwin – Derby Civic Society  
Chris Twomey – Royal Institute of British Architects  
Cllr Robin Turner – Elected Member  
Cllr Robin Wood – Elected Member  
Cllr Jack Stanton – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader  
Penny McKnight – Conservation Officer  
Jackie Waring – Democratic Services Officer

**01/17 Apologies**

Mr P Billson, Mr C Collison, Mrs C Craven, Mrs J D'Arcy, Mr J James, Mr D Ling, Mr J Sharpe, Cllr Carr,

**02/17 Late Items to be Introduced by the Chair**

There were no late items

**03/17 Declarations of Interest**

None

**04/17 Confirmation of the Minutes of the Meeting held on  
9March2017**

The minutes of the meeting held on 27 April 2017were agreed as an accurate record.

**05/17 Review of Conservation Area Advisory Committee  
processes**

The Committee were asked to consider a report of the Strategic Director of Communities and Place. The report was asking for slight changes to the way CAAC meetings were conducted inorder to reduce the length of the meetings and achieve a more efficient and effective use of the members' expertise and time.

**Resolved to:**

1. **Note the report**
2. **Request that CAAC meetings be set to monthly when meetings are set by Democratic Services for the next municipal year**

**06/17      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.**

**07/17      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.**

**08/17    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.

**Friar Gate Conservation Area**

**Application No. &** DER/02/17/00227- 30-31 Friar Gate, Derby, DE1 1BX

**Location:**

**Proposal:** Repair works to the listed building, installation of a new shopfront and erection of new access block to the rear of the existing. Erection of a new detached apartments building to the rear of the site.

**Expiry Date:** 01/08/2017

**Listed Building:** GD2

**Friar Gate Conservation Area**

**Application No. &** DER/02/17/00226- 30-31 Friar Gate, Derby, DE1 1BX

**Location:**

**Proposal:** Change of use to mixed use on ground floor (retention of retail use (Use Class A1), and Use Class A2 and A3 use, with residential units on the upper floors (8 units). Installation of a new shopfront and extensions to form new access to the rear of the existing building. Erection of two storey building to rear to form four further residential units. (12 units in total)

**Expiry Date:** 01/08/2017

**Listed Building:** GD2

Members strongly highlighted the need for a more thorough heritage statement / statement of significance showing map regression on the site and information on the evolution of the existing building (it's extensions, evolution; staircases, floor materials etc).

Members were generally in support of the principle of residential use to the upper floors and ground floor (should a retail, A2 or A3 use not be successful). Suggested using the existing shop front as a starting point as could be reused and adapted as it looks as if it has elements of the original. Suggested drop in height of the shop front cornice lead flashing to reveal the sill of the first floor windows, to look at historic photos and reinstate the lost glazing bar pattern to the first and second windows, requested the side elevations of the rear extension to be able to assess properly.

**Resolved that more information needed. Suggested that the scheme was amended and brought back to committee.**

### **Friar Gate Conservation Area**

**Application No. &** DER/05/17/00654- 20-22 Ashbourne Road, Derby, DE22 3DR

**Location:**

**Proposal:** Demolition of buildings on site. Erection of 39 self contained apartments with communal space and management office for student accommodation.

**Expiry Date:** 18/08/2017

**Listed Building:**

**No objection - welcomed the development for residential development. Suggested modern vertical sliding sash windows to elevation fronting Ashbourne Road.**

### **Leylands Estate Conservation Area**

**Application No. &** DER/05/17/00629- Eborn House, Broadway, Derby, DE22 1AY

**Location:**

**Proposal:** Erection of partition walls within former hair salon to create guest

accommodation with en-suite. Works include existing door to be reconfigured to open outwards, the installation of associated pipework, and the installation and boxing in of ventilation ducting through existing walls with cast iron vents to the exterior

**Expiry Date:** 07/07/2017

**Listed Building:** GD2

**Object and recommend refusal as the proposal was thought to be harmful to the significance of the listed building as it compromises the internal space. It was also felt the cast iron grill to the front elevation was inappropriate.**

### **Others - not in Conservation Areas**

**Application No. & Location:** DER/07/16/00837- The Audley Centre, 21-33 St. Peters Street & 22-38 East Street, Derby

**Proposal:** Erection of additional storeys at 21-23 St Peter's Street and 22-36 East Street to provide 48 residential units (use class C3), alterations to the first and second floor elevations and change of use of 21 St Peter's Street from retail (use class A1) to restaurant (use class A3)

**Expiry Date:** 30/01/2017

**Listed Building:**

**No objections subject to officers negotiating a better solution to the corner.**

### **Strutt's Park Conservation Area**

**Application No. & Location:** DER/05/17/00692- 48 Belper Road, Derby, DE1 3EN

**Proposal:** Single storey rear extension to dwelling house (enlargement of kitchen and dining area)

**Expiry Date:** 25/07/2017

**Listed Building:**

**No objection subject to the change from UPVC windows to timber.**

**Minutes End**