

ITEM 4

CONSERVATION AREA ADVISORY COMMITTEE 17 September 2015

Present:

Maxwell Craven	(Chair) Georgian Society
Joan D'Arcy	Derbyshire Archaeological Society
Councillor Carr	Elected Member
Chris Collison	Co-optee
Stuart Hodgkinson	Royal Institute of British Architects
Ian Goodwin	Derby Civic Society
Jeff James	Chamber of Commerce
Councillor Robin Turner	Elected Member

28/15 Apologies

Apologies were received from Councillor Tittley, Councillor Wood, Peter Billson, Carole Craven, Neil Robertson and John Sharpe.

29/15 Late items to be introduced by the Chair

A late item relating to:

Others - not in Conservation Area

Application No. & Location: DER/07/15/00932- Site of 84 Bridge Street, Derby, DE1 3LA (The Ram PH)

Proposal: Demolition of public house and erection of five storey building - nine apartments (use class C3) and cafe/public house (use class A3/A4) at ground floor level

Expiry Date: 22/09/2015

Listed Building: LOC

The Committee resolved to recommend refusal on the following grounds:

- 1) They felt it wasn't necessary to demolish a building which is locally listed as it is a good example of an early public house therefore it has historical importance.
- 2) The application is out of scale and detracted from the streetscene
- 3) Recommended creative reuse of the site which would include refurbishment of the existing building and further suggesting replacement of the single storey building with a larger building behind the public house which would not detract from the streetscene.

30/15 Declarations of Interest

There were three declarations of interest:

Jeff James – DER/07/15/00891 - 63 & 64 Friar Gate Derby DE1 1DJ

Max Craven – DER/07/15/00876 – Silvertrees Nursery, 40 Ashbourne Road, DE22 3AD

Stuart Hodgkinson – DER/08/15/00993 – Gervase House, 111-113 Friar Gate Derby DE1 1EX.

31/15 Minutes of the meeting held on 20 August 2015

These were agreed to be an accurate record of the meeting held on 20 August 2015.

32/15 Items determined since the last meeting

Resolved to note the report.

34/15 Applications to be considered

City Centre Conservation Area

Application No. & Location: DER/02/15/00210- River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby

Proposal: Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included.

Expiry Date: 18/06/2015

Listed Building: LIS

This application was deferred to the next meeting on Thursday 22 October 2015.

City Centre Conservation Area

Application No. & DER/07/15/00939- Royal Buildings, Victoria Street & 22 Corn Market
Location: Derby
Proposal: Internal alterations to include formation of an access via 22 Corn Market in association with change of use of ground floor of 22 Corn Market and first floor of Royal Buildings, Victoria Street to restaurant
Expiry Date: 11/09/2015
Listed Building: LIS
Recommendation: No Recommendation

This application previously came before the Conservation Area Advisory Committee (CAAC) on Thursday 20 August 2015 where the following resolution was made by Members:

Raise no objections in principle as the Committee welcomed an application which would bring the building back in use. Raised no objection to changes as a whole but raised the following concerns:

- 1) The cellar – requested need to see further details on the floor material being removed**
- 2) Details needed of the proposed staircase from cellar to ground floor and ground to first floor.**
- 3) On the first floor the Committee wished to retain the existing ornate door between the red room and the landing adjacent to existing staircase and advise that it is left open or locked rather than blocking it.**
- 4) One of the blocked masonry openings proposed the Committee recommended that the height and width are revised so that the down stand is retained and stud walls at either side are retained.**

The Conservation Officer reported to this meeting that the applicant had taken on board their suggestions. In order to meet the planning decision making time scales and to avoid delay to the development it was not possible to return this application back to CAAC and that the Committee's comments would be taken into account by the decision maker in arriving at a decision and with suitable conditions would be applied where appropriate.

City Centre Conservation Area

Application No. & Location: DER/07/15/00938- Royal Buildings, Victoria Street & 22 Corn Market, Derby

Proposal: Change of use of ground floor of 22 Corn Market from financial and professional services (use class A2), first floor of Royal Buildings from function room/night club/music venue (mixed use) to restaurant (use class A3)

Expiry Date: 15/09/2015

Listed Building: LIS

Recommendation: No Recommendation

This application previously came before the Conservation Area Advisory Committee (CAAC) on Thursday 20 August 2015 where the following resolution was made by Members:

Raise no objections in principle as the Committee welcomed an application which would bring the building back in use. Raised no objection to changes as a whole but raised the following concerns:

- 1) The cellar – requested need to see further details on the floor material being removed**
- 2) Details needed of the proposed staircase from cellar to ground floor and ground to first floor.**
- 3) On the first floor the Committee wished to retain the existing ornate door between the red room and the landing adjacent to existing staircase and advise that it is left open or locked rather than blocking it.**
- 4) One of the blocked masonry openings proposed the Committee recommended that the height and width are revised so that the down stand is retained and stud walls at either side are retained.**

The Conservation Officer reported to Members that the applicant had taken on board their suggestions. In order to meet the planning decision making time scales and to avoid delay to the development it was not possible to return this application back to CAAC and that the Committee's comments would be taken into account by the decision maker in arriving at a decision and with suitable conditions would be applied where appropriate.

City Centre Conservation Area

Application No. & DER/08/15/00996- 45 - 46 Sadler Gate, Derby, DE1 3NQ

Location:

Proposal: Installation of replacement shop front

Expiry Date: 06/10/2015

Listed Building:

Recommendation: No Recommendation

Resolved to raise no objections.

Friar Gate Conservation Area

Application No. & DER/07/15/00891- 63 & 64 Friar Gate, Derby, DE1 1DJ

Location:

Proposal: Internal and external alterations in association with change of use from offices (use class B1a) to 14 apartments (use class C3)

Expiry Date: 02/09/2015

Listed Building:

Recommendation: No Recommendation

Mr Jeff James declared an interest and left the meeting whilst this application was discussed and a decision reached.

Resolved to raise no objections but the following concerns were raised:

- 1) The number of units, and therefore number of alterations, could be reduced.**
- 2) There is a detailed photograph of the front elevation of the building and original railings available to view at the National Monument Record. It was suggested that the original design for the railings were sought.**

It was resolved to leave the details to the Conservation Officer, for them to liaise with the applicant to ensure no internal architectural features were damaged through the insertion of bathrooms and kitchens.

Friar Gate Conservation Area

Application No. & Location: DER/07/15/00876- Silvertrees Nursery, 40 Ashbourne Road, Derby, DE22 3AD
Proposal: Alterations to car park layout including formation of six additional spaces
Expiry Date: 03/09/2015
Listed Building:
Recommendation: No Recommendation

Mr Max Craven (Chair) declared an interest and left the meeting whilst this application was discussed and a decision reached.

Mr Chris Collison (Vice-Chair) chaired in Mr Craven's absence.

Resolved to raise no objections.

Friar Gate Conservation Area

Application No. & Location: DER/08/15/00993- Offices, Gervase House, 111-113 Friar Gate, Derby, DE1 1EX
Proposal: Partial change of use from office (use class B1) to 9 residential dwellings (use class C3)
Expiry Date: 28/09/2015
Listed Building:
Recommendation: No Recommendation

Mr Stuart Hodgkinson declared an interest and left the meeting whilst this application was discussed and a decision reached.

Resolved to raise no objections.

Friar Gate Conservation Area

Application No. & DER/07/15/00890- 63 & 64 Friar Gate, Derby, DE1 1DJ

Location:

Proposal: Change of use from offices (use class B1a) to 14 apartments (use class C3) and alterations to include installation of new doors, windows, balconies and roof terraces to the rear elevation

Expiry Date: 07/10/2015

Listed Building: GD2

Recommendation: No Recommendation

Resolved to raise no objections but the Committee had the following concerns:

- 1) the number of units, and therefore number of alterations, could be reduced.**
- 2) there is a detailed photograph of the front elevation of the building and original railings available to view at the National Monument Record. It was suggested that the original design for the railings were sought.**

It was resolved to leave the details to the Conservation Officer to ensure no internal architectural features were damaged through the insertion of bathrooms and kitchens.

Friar Gate Conservation Area

Application No. & DER/08/15/01027- 16D George Street, Derby, DE1 1EH (former Zest

Location: restaurant)

Proposal: Change of use from Restaurant (Use Class A3) to Training and Events Centre (Use Class D2)

Expiry Date: 21/10/2015

Listed Building:

Recommendation: No Recommendation

Resolved to raise no objections.

Friar Gate Conservation Area

Application No. & DER/09/15/01125- Friar Gate Bridge, Friar Gate, Derby

Location:

Proposal: Fixing of stair connection to Friar Gate Bridge, involving partial removal of brick parapet wall, installation of concrete pad foundation and associated steelwork and making good

Expiry Date: 30/10/2015

Listed Building: GD2

Recommendation: No Recommendation

The Committee welcomed this application in principle, as access to Friar Gate Bridge is to something the Committee is keen to see happen, after discussion the following resolution was made:

Resolved to recommend refusal on the following grounds;

1)the proposed design would be detrimental to the conservation area, it does nothing to enhance the conservation area as a whole

2) it would have a highly negative impact on the view from Friar Gate of the Short Street tram tracks, thereby seriously compromising their importance to the Conservation Area.

Friar Gate Conservation Area

Application No. & DER/08/15/01042- Agard Street Car Park, Agard Street, Derby, DE1

Location: 1DZ

Proposal: Erection of student accommodation (Sui Generis Use Class), provision of new stair connection to Friar Gate Bridge, removal and reinstatement of tram tracks, landscaping, courtyard and associated works

Expiry Date: 16/11/2015

Listed Building: GD2

Recommendation: No Recommendation

The Committee discussed this proposal at length after which the following resolution was reached:

Resolved to recommend refusal on the following grounds:

- 1) the proposed design would be detrimental to the conservation area, does nothing to enhance the conservation area and have a highly negative impact**
- 2) the bulk and scale of the building was considered to be far too large for the site and the conservation area as a whole**
- 3) the Committee did not want to set a precedent for approving proposals for buildings in the Friar Gate conservation area which would have a detrimental impact on the adjacent listed buildings.**

Green Lane & St. Peters Conservation Area

Application No. & DER/08/15/01060- Milestone House, 93 Green Lane, Derby, DE1

Location: 1RX

Proposal: Installation of two new doors, one window, part demolition of boundary wall and installation of two steps to form an access to Degge Street

Expiry Date: 20/10/2015

Listed Building:

Recommendation: No Recommendation

Resolved to raise no objections.

Little Chester Conservation Area

Application No. & DER/08/15/01059- 4 Old Chester Road, Derby, DE1 3SA

Location:

Proposal: Installation of replacement windows and re-instatement of stone mullion to the front elevation

Expiry Date: 20/10/2015

Listed Building:

Recommendation: To Grant with Conditions

Resolved to raise no objections.

Mickleover Conservation Area

Application No. & Location: DER/14/00006/EN- Manor Farm, Vicarage Road, Mickleover, Derby, DE3 5EA

Proposal: THIS IS NOT A PLANNING APPLICATION
Residential development and change of use of outbuildings to residential (Use Class C3) or Business (Use Class A2 or B1)

Expiry Date:

Listed Building:

Recommendation: No Recommendation

This was a pre-application proposal which the applicant wished to be put before the Committee so the Members opinions could be taken into consideration before a formal application was submitted.

Mr Mark Blood the agent for the application attended the meeting and answered questions put to him by the Committee.

The Committee discussed the proposal at length, each Member offered their views on the proposal.

The conversion of the farm and outbuildings was applauded by the Committee, however the Members resolved to recommend the following:

- 1) The new building element of the proposal was out of scale with the existing listed building, as the new units were larger and the Members felt the integrity of the listed building should be maintained**
- 2) All existing buildings should be renovated and used where possible**
- 3) The impact of the style, size and character of the new buildings would have on the conservation area should be taken into consideration**
- 4) An above ground archaeological assessment of the field should be undertaken**
- 5) Roof-lights should be random rather than regulatory.**