

**CONSERVATION AREA ADVISORY COMMITTEE**  
**8 May 2014**

|          |                   |   |
|----------|-------------------|---|
| Present: | Mr D Ling         | Chair                                       |
|          | Mr C Collison     | Institute of Historic Building Conservation |
|          | Mr M Mallender    | Co-opted Member                             |
|          | Mr John Sharpe    | Ancient Monuments Society                   |
|          | Mr M Craven       | Victorian Society                           |
|          | Councillor R Wood | Elected Member                              |
|          | Councillor Carr   | Elected Member                              |

**65/13      Apologies**

Apologies for absence were received from Mr J James, Councillor Turner, Mrs J D'Arcy and Mrs C Craven.

**66/13      Late Items**

There were no late items.

**67/13      Declarations of Interest**

There were no declarations of interest.

**68/13      Minutes of the meeting held on 3 April 2014**

The minutes of the meeting held on 3 April 2014 were confirmed as a correct record.

**69/13      Pre- application advice at Friar Gate House Friar Gate**

The Committee received a report furnishing them with pre-application advice regarding Friar Gate House, Friar Gate. Friar Gate House site was until recently the site of the former Friar Gate House school. Built in the 18<sup>th</sup> century it is one of the city's important collection of Georgian Town Houses and is grade II listed. It is currently undergoing conservation and restoration works to restore it to a single townhouse.

When undertaking works internally within the front bay it could be seen that the original building had been extended in the 19<sup>th</sup> century adding a bay window onto an earlier Georgian stone colonnade/ bay type structure. Opening up

works exposed rotten timber supports within the bay which had to be removed. Although brick on the inside it was thought to be stone/ stucco on the outside. Therefore it was hoped that this could be repaired in situ. This is not the case and it would appear that the 19<sup>th</sup> century bay is somewhat of a bodged job and was not tied into the Georgian element with anything more substantial than the fill and paint. In addition due to its poor construction it is now close to collapse being unable to support the weight of the structure above. The owner wishes to proceed as quickly as possible and wants guidance before commissioning an architect to draw up a scheme.

**Resolved to raise no objections to the proposal if restoration of the existing bay window structure is not possible. It was suggested that a listed building application is submitted for the alterations proposed, with reasons why restoration is not feasible and detailed designs be submitted for consideration. It was suggested that Highfield House is looked at as regards general design and the details for glazed infill panels.**

## 70/13 Derby Centre Townscape Heritage Initiative

The Board were presented with a report of behalf of the Strategic Director of Neighbourhoods, Derby Centre Townscape Initiative which gave an overview of a new scheme which was launched on Thursday 3<sup>rd</sup> April, 2014.

The scheme is funded with over £700,000 from the Heritage Lottery along with approximately £200,000 from Derby City Council. The scheme is a grant scheme so this will mean that there will be some private investment by the owners of the historic buildings within the eligible area which will bring the total investment in the area to approximately £2 million. The scheme will run for the next 5 years.

The scheme will repair, sympathetically restore and enhance historic features of buildings on Green Lane and neighbouring streets. It aims to bring back empty shops into use and help the area's regeneration.

Through this scheme it also aims to improve a small amount of pavements, give advice to businesses within the area and provide training opportunities in traditional skills targeted at students, building owners and contractors. It is also intended to develop local history events to help people appreciate their local area and the opportunity for practical conservation work to be seen in progress by children and young people.

To deliver this scheme the City Council will continue to work closely with Derby's two Business Improvement Districts and the owners and occupiers within the area.

**Resolved to note the report but also suggested that instead of public realm improvements to the pavements on Green Lane or at The Spot that funding was instead spent on improving the Macklin Street/ Green Lane junction. The**

**Committee requested the Conservation Officer raise this at the next Townscape Heritage Initiative Board meeting.**

71/13      Previous CAAC Items determined since last meeting

**Resolved to note the report.**

72/13      Applications to be considered

**City Centre Conservation Area**

**Application No.** DER/03/14/00409- 14 Sadler Gate, Derby, DE1 3NF

**& Location:**

**Proposal:** Display of non illuminated fascia and wall signs

**Listed Building:**

**Resolved to raise no objection to the timber fascia and the proposals detailed in the application.**

**City Centre Conservation Area**

**Application No.** DER/03/14/00427- Anglian Window Centres, 37-38 Queen Street,

**& Location:** Derby, DE1 3DS

**Proposal:** Installation of replacement doors and windows

**Listed Building:**

**Resolved to raise no objections in principle but requested that more research was carried out of the proposed materials and detailed design for the doors and windows.**

**Highfield Cottages Conservation Area**

**Application No.** DER/04/14/00476- 7 Highfield Cottages, Highfield Lane, Chaddesden,

**& Location:** Derby, DE21 6PR

**Proposal:** Single storey rear extension to dwelling house (kitchen)

**Listed Building:**

**Resolved to raise no objections.**

**Little Chester Conservation Area**

**Application No.** DER/01/14/00014- 143 City Road, Derby, DE1 3RR

**& Location:**

**Proposal:** Installation of replacement windows and door

**Listed Building:**

**Resolved to recommend refusal of the application due to:**

i) the proposed window replacement not being an improvement on the existing window. ii) the proposed materials and design do not enhance the conservation area as the proportions and alignment of the horizontal meeting does not replicate the original sash window design evident in nearby properties.

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

**Application No.** DER/03/14/00404- 4 Folly Road, Darley Abbey, Derby, DE22 1ED  
**& Location:**

**Proposal:** Alterations to roof to include rear dormer window and installation of new window to the side elevation

**Listed Building:**

**Resolved to recommend refusal on the grounds that:**

- i) an extension to the roof to form a gable would be out of keeping with the character of the rest of the row houses in the immediate vicinity which were constructed at the same time and would conflict with symmetry of the other semi detached property it is attached to.
- ii) it would be detrimental to the world heritage site the property is situated within.

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

**Application No.** DER/10/13/01182- Burley Lodge, Burley Hill, Allestree, Derby, DE22  
**& Location:** 2ET

**Proposal:** Retention of conservatory and living room

**Listed Building:** II\*

**Recommended refusal on the following grounds:**

- i) an extension would not be appropriate for this lodge building in terms of size, scale, materials and design
- ii) should Derby City Council, Planning Control Committee grant listed building consent, the permission should not extend to the incongruous stainless steel flue.

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

**Application No.** DER/03/14/00303- 13 Duffield Road, Derby, DE1 3BB  
**& Location:**

**Proposal:** Single storey rear extension to dwelling house (enlargement of

kitchen/dining room) in connection with change of use of dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 people

**Listed Building:**

**Recommended refusal due to this proposed design being detrimental to the conservation area as it did not enhance it in anyway. However this recommendation would be withdrawn by the Conservation Area Advisory Committee if:**

- i) a suitable gabled slate roof within the width of the outrigger was constructed rather than the flat roof which committee thought was of insufficient quality.**
- ii) that timber windows were used to construct the windows.**

**Strutt's Park Conservation Area**

**Application No.** DER/03/14/00390- 42 and 44 Otter Street, Derby

**& Location:**

**Proposal:** Erection of two garages

**Listed Building:**

**Resolved to recommend refusal as the proposal is detrimental to the conservation area and world heritage site due to the importance of the walls and their prominent location. It was advised that the existing wall should be fully reinstated and that officers should investigate whether permission had been gained for the other garages along Darley Grove.**

**Strutt's Park Conservation Area**

**Application No.** DER/04/14/00442- 3 North Street, Derby, DE1 3AZ

**& Location:**

**Proposal:** Retention of first floor window and installation of ground floor window to front elevation

**Listed Building:**

**Resolved to recommend refusal as the proposed design:**

- i) is not appropriate for the building**
- ii) is not in keeping with the original design therefore it is detrimental to the conservation area.**

iii)it was advised that enforcement action was considered against the owners of number 1 North Street who have changed their windows without permission.

**Strutt's Park Conservation Area**

**Application No.** DER/04/14/00446- 86 Belper Road, Derby, DE1 3EN  
**& Location:**

**Proposal:** Installation of two replacement windows to first floor

**Listed Building:**

**Resolved to raise no objections.**

**MINUTES END**