

ITEM 04

Time Commenced: 16:00
Time Finished: 17:25

CONSERVATION & HERITAGE ADVISORY COMMITTEE 7 September 2022

Present: Councillor Sue Bonser
Councillor Mike Carr
Councillor Robin Wood
Carole Craven - Georgian Group
Ian Goodwin - Derby Civic Society
Paul McLocklin – Chamber of Commerce (Vice-Chair)
Chris Twomey – RIBA (Chair)

Officers in Attendance: Richard Carruthers – Senior Planning Officer
Chloe Oswald, Conservation Officer

18/22 Apologies

Apologies were received from Chris Collison - Co-opted Member, Maxwell Craven, Victorian Group, David Ling – Co-opted Member and Chris Wardle, Derbyshire Archaeological Society

19/22 Late Items to be introduced by the Chair

There were no late items

20/22 Declarations of Interest

Chris Twomey declared an interest in item 25/22 - City Centre Vision - Emerging Ambition Document and stated that he would leave the room during consideration of that item.

21/22 Confirmation of the Minutes of the Meeting held 7 July 2022

The minutes of the meeting held on 7 July 2022 were agreed as a correct record subject to the following amendment:

That on page 6 – 20/00983/FUL and 22/00984/LBA – 4 Vernon Street, Derby, DE1 1FR – it should read, “creation of new openings and partition walls.”

22/22 Items determined since the last meeting

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting

Members received an update on applications that had been determined since the last meeting of the Committee.

Resolved to note the report.

23/22 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Applications not being considered.

The report detailed matters not being brought before the Committee, for its information. Members noted that it had been decided not to bring these matters to Committee, following consultation with the Chair.

Resolved to note the report

24/22 Applications to be considered

The committee received a report of the Strategic Director of Communities and Place on the applications requiring consideration by the Committee.

City Centre Conservation Area

Application No & Location	21/00597/FUL and 22/01176/LBA 24 Iron Gate, Derby, DE1 3GP
Proposals	Change of use to office space of ground floor level and four apartments. 22/01176/LBA Conversion of upper floors to four apartments (including alterations of ground floor, staircase and entrance)

Resolved: no objection.

The Committee agreed no objection to additional information submitted under the PP and the new LBA (CHAC saw the scheme and gave comment 22/7/21) subject to details for each window for the new secondary glazing proposed.

City Centre Conservation Area

Application No & Location	22/00785/FUL and 22/01006/LBA 27 Wardwick, Derby, DE1 1HA
Proposals	Single storey side/rear extension to drinking establishment

22/01006/LBA Single storey side/rear extension including removal of two walls

Resolved: objection.

The Committee objected to the proposal due to loss of historic fabric and assessment of significance, insufficient justification and detail.

City Centre Conservation Area

Application No & 22/00963/LBA and 22/00964/ADV
Location Ye Olde Dolphin, 6-7 Queen Street, Derby DE1 3DL
Proposals Installation of replacement signage and external lighting.
22/00964/ADV Display of various non-illuminated & externally illuminated signage

Resolved: no objection.

The Committee resolved to agree no objection, subject to appropriateness of paint, paint colour to be lighter and the reduction of clutter and quantum of lights.

City Centre Conservation Area

Application No & 22/00965/ADV, 22/00966/LBA, 22/00967/FUL and 22/00968/LBA
Location The Cosy Club, Royal Buildings, Victoria Street, Derby, DE1 1ES
Proposals Display of three internally illuminated fascia box signs, external wall lights and one internally illuminated projecting sign
22/00965/ADV Display of three internally illuminated fascia box signs, external wall lights and one internally illuminated projecting sign
22/00966/LBA Installation of signage and wall lights
22/00967/FUL Installation of a new shop front
22/00968/LBA Installation of a new shop front

Resolved: no objection.

The Committee noted that this was the second time that the proposals had come before the Committee, the first of which committee objected to the large vertically illuminated letters being proposed, and that a revised scheme was being put forward with 3 tier letters with halo illumination, lights either side of the shop front and internal illumination above mullion level to the shop front.

City Centre Conservation Area

Application No & 22/01114/FUL and 22/01115/LBA
Location 6 Lavender Row, Derby, DE22 1DF

Proposals Single storey rear extension to dwelling house and installation of replacement windows
22/01115/LBA single storey rear extension to dwelling house, internal alterations and installation of replacement windows

Resolved: no objection.

The Committee suggested reinstatement of sash to front elevation, second floor (instead of casement) and that the proportions and appearance of the extension doors could be improved by having a more slender frame and glazing bars and perhaps a different material e.g. metal to enable this.

City Centre Conservation Area

Application No & Location 22/01196/FUL and 22/01197/LBA
4 Vernon Street, Derby, DE1 1FR
Proposal Change of use from offices to six apartments (Use Class C3) and one 5 occupant house in multiple occupation (Use Class C4)
22/01197/LBA Alterations in association with change of use from offices to six apartments (use class C3) and one five occupant house in multiple occupation (Use Class C4)

Resolved: Objection

A previous proposal was presented at the 7th July 2022 meeting which was later withdrawn. The Committee agreed that in this case the heritage statement was poor with limited analysis of significance, HIA and no justification for each of the harmful works. Members had concerns about conversion to multiple flats in this street and a precedent being set. It was agreed that there had been a higher degree of change to the original layout previously within a previous proposal but, that there was still lack of detail and too much loss of historic fabric. The Committee agreed that the new scheme was still too harmful and impactful.

Chris Twomey left the room and Paul McLocklin took the Chair.

25/22 City Centre Vision – Emerging Ambition Document

The Committee received a report of the Head of Planning on City Centre Vision – Emerging Ambition Document.

It was reported that following consideration of the document at the last meeting, it was agreed that all CHAC members be invited to contribute individual comments upon it to the Vice Chair, who would then co-ordinate/collate these to ensure consensus.

It was noted that the Vice chair had collated members comments on the document and had produced an overall overview, which had been circulated to all members. It was also reported that all members were in agreement of it being submitted as their overall views.

Richard Carruthers, Senior Planning Officer, attended the meeting to answer any questions.

The Committee welcomed the fact that the council had recognised the need to construct a meaningful document and also recognised that this was the beginning of a process.

Members asked how the continuity of the plan would be guaranteed. It was reported that a delivery plan would sit parallel to this document and that it would be regularly reviewed.

Members noted that although there had been a need to compartmentalise the document for consultation purposes, but the different sections did strongly interlink.

Members asked the Senior Planning Officer what he saw as the central elements to making the city successful. He stated that in his view, there were two elements and that the first was “people” and the second was a public realm strategy.

Members felt that there was a lack of a cultural element to the document, of which heritage is a part. It was reported that a cultural masterplan was underway and that this would feed into it.

Resolved to agree that the collated document of member comments be submitted as the formal response of the Committee. Copy of these to accompany next CHAC agenda.

MINUTES END