

Time Commenced: 16:00  
Time Finished: 17:15

## **CONSERVATION & HERITAGE ADVISORY COMMITTEE**

### **11 January 2024**

Present: Councillor Sue Bonser  
Councillor Jonathan Smale  
Chris Collison, Co-opted Member  
Carole Craven, Georgian Group  
Maxwell Craven, Victorian Group  
Ian Goodwin, Derby Civic Society  
Chris Twomey, RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

#### **40/23 Apologies**

Apologies were received from Paul McLocklin, Chamber of Commerce (Vice-Chair), James Boon, Derbyshire Historic Buildings Trust, David Ling, Co-opted Member,

#### **41/23 Late Items to be introduced by the Chair**

There were no late items.

#### **42/23 Declarations of Interest**

There were no declarations of interest.

#### **43/23 Confirmation of the Minutes of the Meeting held on 30 November 2023**

The minutes of the meeting held on 30 November 2023 were agreed as a correct record. Proposer: Cllr Smale. Seconder: M Craven

#### **44/23 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.

**Resolved to note the report.**

#### **45/23 Applications not being considered**

The Committee received a report of the Strategic Director of Communities and Place on Items 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.**

## 46/23 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.

### **Green Lane Derby Conservation Area**

**Application No &** 23/01561/RES

**Location** “Becketwell” Land off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street and Becketwell Lane Derby

**Proposals** Reserved matters application pursuant to permission Code No. 19/01245/OUT for the erection of a substation and associated works.

#### **Resolved: Objection**

The proposed phase of development was for the implementation of a substation (and associated works) to serve Becketwell. The substation would be sited next to an existing substation (which did not need planning permission) in the south-east corner of the site next to Macklin Street. The development included an area of hardstanding and an enclosure. The proposed substation would be the same size as the existing one and a 2.4m metal galvanised metal gate would be placed on the boundary to Macklin Street. The north and west sides of the site would be bordered by a 2.4m palisade fence for safety and security purposes.

The Committee felt that there needed to be an investigation to see if the proposed kit could be housed within the existing substation before erecting a second cabinet. If this is not possible, then there is a need for a better solution of enclosing the substation as palisade fencing with members suggesting it could be hidden by a brick structure with timber gates and be screened on all other sides.

The Committee objected to the proposal, as it will not preserve or enhance the character or appearance of the conservation area or designated heritage assets. The bare galvanised palisade fence is not an appropriate boundary treatment and would create an unsightly gap in the street frontage. The applicant was urged to reconsider and ideally incorporate the existing substation in the same solution, with a more appropriate boundary treatment, as they are read together there was a need for a unified solution.

### **Alleestree, Derby Conservation Area**

**Application No &** 23/01316/FUL & 23/01317/LBA

**Location** Yew Tree Cottage, 19 Cornhill Derby, DE22 2GG

**Proposals** Installation of replacement windows and doors.

**Resolved: More information and detail on the application is needed.**

The proposal was for replacement timber windows and door to the property which is a Grade II listed building. The new windows would be modern casements in the existing brick openings. The windows frames would be black painted timber on the outside and white inside. They would look like the existing windows and traditional materials would be used. The new door was black timber with a solid panel below. The proposed windows feature double-glazed units with 'plant-on' glazing bars to match the originals.

The Committee asked for more information and detail in terms of the age and significance of all the existing windows, to enable a full assessment of the impact of the proposals on the building. They also asked for joinery details for window Nos.13 and 14 for consideration. There is a presumption against plant-on glazing bars and thick double-glazed units where replacing windows in listed buildings. However, the Committee understands the need to make the building more thermally efficient, so suggested that slimmer double-glazed units with slender integral glazing bars would be more appropriate replacements. The application would not need to come back to CHAC if advice is followed and officer to advise on appropriate replacements after site visit to the property.

**City Centre, Derby Conservation Area**

**Application No &** 23/01651/LBA

**Location** 27 Iron Gate, Derby DE1 3GL.

**Proposals** Reconfiguration of the rear of the ground and first floors including removal of wall and installation of stud walls and reconfiguration of the second floor.

**Resolved: No Objection**

The application was for Listed Building Consent for internal alterations to the ground and first floor and minor amendments to the second floor to enable a third bedroom within the manager's flat. The building is a Grade II Listed mid-18th Century 4 storey former town house in the Derby City Conservation Area.

There were no alterations proposed to the external appearance of the building or to the internal layout of the third floor. On the ground floor, the female toilets would be removed and replaced with male toilets. The existing male toilets would be replaced by seating and games areas. On the first floor the layout would be changed to create a games area and the kitchen would be replaced with karaoke booth rooms, an office etc. The male and female toilets, and the cellar would remain unchanged. The second floor would be retained as manager's accommodation comprising 2 bedrooms, lounge, bathroom, and kitchen as existing, along with the subdivision of the living room to create an additional bedroom. This floor would also contain a storeroom. The main alteration proposed is a new doorway within studwork, changes to doors and the partition to the second floor.

Committee members were pleased to see the building brought back into use as it is a handsome building which makes a strong contribution to the townscape. They

were comfortable with the extent of alterations proposed but suggested that the partition (second floor) needed careful detailing so that it does not impact on the window reveal (or plaster ceiling cornice) as it seems to collide with the very edge of it at the moment, detail is needed but they had no objection.

## **City Centre, Derby Conservation Area**

**Application No &** 23/016251/LBA & 23/01664/ADV

**Location** 1 St Peters Street, Derby DE1 2AE

**Proposals** Internal and external alterations including replacement signage.  
Display of various signage.

### **Resolved: No Objection**

The officer explained the proposals, included cleaning the lower part of the external elevation for most of the granite plinth using the 'DOFF' method, which is an approved conservation method of cleaning historic buildings and surfaces, using high temperature pressurised steam. The external bank signage is to be replaced 'like for like' in terms of its type with new fascia and projecting signage installed, as well as minor signage items such as window/door vinyl graphics and opening hours plaques. None of the new signage would be illuminated. Existing fixing holes would be re-used where possible, and any unused old fixing holes would be in-filled with a lime-based mortar. The ground floor modern door frames would be sprayed black to remove the chrome style finish and the ground floor window frames would be kept and cleaned. Some minor internal works were proposed including general redecoration works to bring the branch up to current brand standards. The detailed historic ceiling to the banking hall would not be touched.

The Committee endorsed the application wholeheartedly, they were delighted to see investment going in and with the restrained approach to maintain the character and appearance of an important building. They welcomed the sensitive cleaning, and use of existing signage holes for non-illuminated signage, minimal internal works etc. They asked if in future a further phase for cleaning the upper parts of the building could be considered.

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

**Application No &** 23/01593/FUL & 23/01594/LBA

**Location** 21 Duffield Road, Derby, DE1 3BG

**Proposals** Change of use from three apartments (Use Class C3) to a six-bedroom house in multiple occupation (Use Class C4) together with installation of dormer windows.

### **Resolved: Objection**

The application was for internal alterations to a Grade II listed residential building and an addition of dormer windows to the roof to create a House in Multiple Occupation (HMO) for up to 6 persons. The property would be split into three one-bedroom apartments over three floors with a maximum occupancy of 6 people. It is in a state of disrepair and previous work has been detrimental to the internal

original layout of the building. There were no proposals to alter the front of the building and the work to the rear involved the insertion of dormer windows.

The Committee felt the proposal represents an over intensive use of a small property. It is a Grade II listed property, there was strong feeling against subdividing houses of this quality, intensely. There is extensive compartmentalisation planned and many internal changes proposed including the removal of a chimney breast on all floors. Members were also concerned about taking the principal staircase to the top floor which will make the top floor loft space difficult to use and suggested it would be more sensible to retain the side stair from 1<sup>st</sup> to 2<sup>nd</sup> floors which would keep a larger living space in the loft, where there were already roof lights in place. There would then be no need for dormer windows to be installed.

The Committee objected to the proposals and encouraged a revisit of the internal arrangements to try and create a more sensitive layout that responded to the existing spaces a bit more sympathetically, making sure all the important elements are retained. More detail in terms of location of flues, vents and drainage runs is also required.

## 47/23 Derby City Centre Design Guidance

The Committee received a report from the Head of Planning which was presented by the Conservation Officer. The report advised the Committee members that work on a City Centre Design Guidance document had begun.

Urban Initiatives Studio (UIS) was commissioned by DCC to lead on developing urban design guidance for the city centre. Funding for the work was by a grant from Homes England. A guidance document is hoped to be completed by the end of March. The Committee noted the tight time constraints with funding.

UIS wanted to engage with key stakeholders early in the project. A meeting with the Chair, Vice Chair and a member of the Derby Civic Society had already taken place, where some of the issues of urban design in Derby had been highlighted. The meeting and the comments they had made were highlighted in a summary response. It was agreed to circulate a copy to the Committee with the minutes. (Appendix 1).

A further stakeholder consultation possibly in the form of a workshop at the end of February was planned to provide CHAC and others an opportunity to input. Comments would also be welcomed on the first draft of the guidance when it was available in March. All Committee members were keen to input and be involved at a forthcoming stakeholder workshop.

**The Committee noted the development of the guidance, the emerging draft and expected milestones for future engagement.**



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