

Time Commenced: 17:15
Time Finished: 19:00

CONSERVATION AREA ADVISORY COMMITTEE
9March 2017

Present: Maxwell Craven(Chair) – Georgian Group
Ian Goodwin – Derby Civic Society
Joan D'Arcy – Derbyshire Archaeological Society
Carol Craven – Georgian Group
Chris Twomey – Royal Institute of British Architects
Cllr Mike Carr – Elected Member

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

47/16 Apologies

Mr P Billson, Mr C Collison, Mr J James, Mr D Ling, Mr J Sharpe, Cllr D Anderson, Cllr Turner, Cllr Wood

48/16 Late Items to be Introduced by the Chair

Notification was given to the Committee that David Ling would no longer be a representative of the Derwent Valley Mills World Heritage Site Conservation and Planning Panel. Chris Collison had agreed to be the representative in David Ling's place.

There were four late items presented on an addendum report which the Committee agreed to take at the end of the meeting.

49/16 Declarations of Interest

C Twomey stated that he had an interest in the City Centre Church which had two applications on the addendum report so would leave the meeting whilst these were discussed.

**50/16 Confirmation of the Minutes of the Meeting held on
8December 2016**

The minutes of the meeting held on 26January 2017were agreed as an accurate record.

51/16 Items Determined since the last meeting

The Committee received an update on previous applications that had been determined since the last report. Discussion was held around the City Road Car Park, Little Chester – pre-application

Resolved to

1. **note the report.**
2. **City Road Car Park, Little Chester – pre-application – Noted the revision to vertical railings as slight improvement, but suggested a more informal rural style of boundary in timber, referring to an example at flats on Garden Street.**

52/16 **George Rennie Awards 2016**

A report of the Strategic Director of Communities and Place was brought to the Committee asking them to make nominations for this award in advance of the forthcoming award ceremony.

The Committee discussed the five nominations for this award.

Resolved to:

1. **Present the George Rennie Award for 2016 to West Mill Wedding Venue, Darley Abbey Mills.**
2. **Give a special commendation to the Council for the works done to bring life back to the Marble Hall, Nightingale Road.**
3. **Give high commendation to work done at the Lord Nelson, Curzon Street**
4. **To have the award ceremony just before the next CAAC meeting on 27th April 2017, in the Jacob Rivers Room**

53/16 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.

54/16 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.

Allestree Conservation Area

Application No. & DER/12/16/01533- 19 Cornhill, Allestree, Derby, DE22 2GG

Location:

Proposal: Erection of a dwelling house (use class C3)

Expiry Date: 05/04/2017

Listed Building: GD2

Noted no significant alteration other than to the boundary wall and access, concerns regarding the setting of the adjacent listed buildings remain.

Resolved to Object and Recommend Refusal as previously:

CAAC felt the proposal would negatively impact on the character and appearance of the conservation area and it would adversely affect the setting of the listed buildings and the impact would remain negative on the street scene due to the scale and massing of the proposed new building.

City Centre Conservation Area

Application No. & DER/01/17/00100- Former Post Office Building, Victoria Street,

Location: Derby, DE1 1DD

Proposal: Change of use from post office (use class A1) to restaurant and bar (use class A3/A4) including the installation of a new shop front

Expiry Date: 23/03/2017

Listed Building: GD2

CAAC suggested fascia should be slightly extended to tie in to the line of the quoins, and raised concerns regarding the nature of the applied vinyls to the windows, it was felt they should be opaque and should read as windows rather than posters.

No objection

to painting existing doors and windows frames.

No objection

to windows subject to Officers resolving window vinyls.

City Centre Conservation Area

Application No. & DER/01/17/00114- 6-7 Iron Gate, Derby, DE1 3FJ

Location:

Proposal: Part removal of the existing shopfront and installation of new shopfront with Victorian arm awnings with integrated lighting

Expiry Date: 28/03/2017

Listed Building: GD2

CAAC welcomed the symmetrical approach, but raised concerns over the mix of styles to joinery (modern style of doors to either side and Victorian style around windows), opening top-lights to windows, and lack of fanlight to central door. Suggested line of stall-riser mouldings is followed across doors too, or a plainer style across the whole. Queried accuracy of elevations where pilasters don't seem to line up with windows above.

No Objection

subject to amendments to be resolved by Officers.

City Centre Conservation Area

Application No. & DER/01/17/00113- 6-7 Iron Gate, Derby, DE1 3FJ

Location:

Proposal: Installation of a new shopfront and awning

Expiry Date: 28/03/2017

Listed Building: GD2

CAAC welcomed the symmetrical approach, but raised concerns over the mix of styles to joinery (modern style of doors to either side and Victorian style around windows), opening top-lights to windows, and lack of fanlight to central door. Suggested line of stall-riser mouldings is followed across doors too, or a plainer style across the whole. Queried accuracy of elevations where pilasters don't seem to line up with windows above.

No Objection

subject to amendments to be resolved by Officers.

City Centre Conservation Area

Application No. & DER/02/17/00138- 36 Sadler Gate, Derby, DE1 3NR

Location:

Proposal: Display of various signage

Expiry Date: 30/03/2017

Listed Building: GD2

CAAC felt painting the elevation blue was not acceptable as this is a listed building and out of character with conservation area (both brickwork and ground floor frontage). Intervention to fabric of listed building for lift not acceptable, and cladding of front door in corten steel not acceptable. Noted cumulative changes to this building and that any proposals should seek to reinstate detail and materials rather than add further new. Supported individually fixed letter signage, but suggest should

be indirectly illuminated from concealed trough light above fascia rather than halo illuminated.

Object and Recommend Refusal.

City Centre Conservation Area

Application No. & DER/02/17/00136- 36 Sadler Gate, Derby, DE1 3NR

Location:

Proposal: Redecoration of the external facade and the installation of a new dumb waiter lift from the second floor kitchen to the first and ground floor dining areas

Expiry Date: 30/03/2017

Listed Building: GD2

CAAC felt painting the elevation blue was not acceptable as this is a listed building and out of character with conservation area (both brickwork and ground floor frontage). Intervention to fabric of listed building for lift not acceptable, and cladding of front door in corten steel not acceptable. Noted cumulative changes to this building and that any proposals should seek to reinstate detail and materials rather than add further new. Supported individually fixed letter signage, but suggest should be indirectly illuminated from concealed trough light above fascia rather than halo illuminated.

Object and Recommend Refusal.

City Centre Conservation Area

Application No. & DER/01/17/00101- Former Post Office Building, Victoria Street,

Location: Derby, DE1 1DD

Proposal: Alterations in association with the change of use from post office (use class A1) to restaurant and bar (use class A3/A4) including internal works, installation of a sign and alterations to the shop front

Expiry Date: 04/04/2017

Listed Building: GD2

CAAC suggested fascia should be slightly extended to tie in to the line of the quoins, and raised concerns regarding the nature of the applied vinyls to the windows, it was felt they should be opaque and should read as windows rather than posters.

No objection

to painting existing doors and windows frames.

No objection

to windows subject to Officers resolving window vinyls.

City Centre Conservation Area

Application No. & Location: DER/02/17/00148- 3-8 Royal Buildings, Victoria Street, Derby, DE1 1ES
Proposal: Installation of five shopfronts
Expiry Date: 17/04/2017
Listed Building: GD2

Noted materials should be hardwood.

No objection.

City Centre Conservation Area

Application No. & Location: DER/02/17/00147- 3-8 Royal Buildings, Victoria Street, Derby, DE1 1ES
Proposal: Alterations, replacement and refurbishment of five shopfronts
Expiry Date: 17/04/2017
Listed Building: GD2

Noted materials should be hardwood.

No objection.

Green Lane & St. Peters Conservation Area

Application No. & Location: DER/01/17/00075- St. Peters Church, St. Peters Churchyard, Derby, DE1 1NN
Proposal: Installation of fence and gates
Expiry Date: 30/03/2017
Listed Building: G2S

Some concern over materials and grey powder-coated finish.

No objection.

Green Lane & St. Peters Conservation Area

Application No. & Location: DER/01/17/00073- St. Peters Church, St. Peters Churchyard, Derby, DE1 1NN
Proposal: Installation of fence and gates
Expiry Date: 30/03/2017
Listed Building: G2S

Some concern over materials and grey powder-coated finish.

No objection.

Mickleover Conservation Area

Application No. & Location: DER/01/17/00096- All Saints Church Office / Centre, Etwall Road, Mickleover, Derby, DE3 5DL
Proposal: Installation of additional lighting to the existing car park area
Expiry Date: 22/03/2017
Listed Building:

No objection.

Others - not in Conservation Areas

Application No. & Location: DER/10/16/01241- Unit 7, Northedge Business Park, Alfreton Road, Derby, DE21 4BN
Proposal: Development of facilities to enable the testing of a new technology based on a pyrothermic conversion process utilising SDF (solid recovered fuel) and erection of external 20 metre height chimney stack for a temporary period of 18 months.
Expiry Date: 14/12/2016
Listed Building:

No objection.

Others - not in Conservation Areas

Application No. & Location: DER/10/16/01228- 25-33 Babington Lane, Derby, DE1 1SX
Proposal: Conversion and change of use of first and second floor to studio flats and the construction of additional floors over to create 81 studio apartments
Expiry Date: 20/01/2017
Listed Building:

CAAC welcomed the revisions but would wish to see details of materials (would not support a cladding approach to the top floor) and raised concerns about visual impact of bland rear elevation, which would be visible from the North. Also raised concerns over lack of parking for development of this size.

Requested more details to be brought to future CAAC

Others - not in Conservation Areas

Application No. & Location: DER/01/17/00041- 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 - Variation of condition 4 of previously approved permission DER/02/15/00210 to include minor changes to the layout in the Duke Street, Sowter Road and St. Mary's Bridge areas.

Expiry Date: 08/03/2017

Listed Building:

No Objection

Spondon Conservation Area

Application No. & Location: DER/01/17/00076- 7 Beech Court, Spondon, Derby, DE21 7TP

Location:

Proposal: Single storey front extension to dwelling house (enlargement of kitchen)

Expiry Date: 28/03/2017

Listed Building:

No Objection

Addendum Report to CAAC

City Centre Conservation Area

Application No. & Location: DER/02/17/00256- Derby City Church, Curzon Street, Derby, DE1

Location: 1LH

Proposal: Alterations to the front elevation to include the installation of new windows and replacement entrance doors

Expiry Date: 25/04/2017

Listed Building: GD2

Welcomed alterations.

No objection.

City Centre Conservation Area

Application No. & Location: DER/02/17/00257- Derby City Church, Curzon Street, Derby, DE1 1LH
Proposal: Alterations to the front elevation to include the installation of new windows, replacement entrance doors, new fanlight, rainwater goods and lighting and the removal of an internal partition
Expiry Date: 25/04/2017
Listed Building: GD2

Welcomed alterations.

No objection.

City Centre Conservation Area

Application No. & Location: DER/03/17/00281- The Silk Mill Industrial Museum, 32 Full Street, Derby, DE1 3AF
Proposal: Fire improvement works to include replacement/refurbishment of eleven fire doors/frames, two timber windows, provision of additional illuminated fire exit signage and emergency lighting, provision of additional smoke/heat detectors, new electrical drops and decorations to immediate areas including doors to match the existing
Expiry Date: 28/04/2017
Listed Building: GD2

This item was withdrawn

Darley Abbey Conservation Area

Application No. & Location: DER/11/14/01559- 5 Poplar Row, Darley Abbey, Derby, DE22 1DU
Proposal: Single storey rear extension to dwelling house (enlargement of kitchen)
Expiry Date: 19/05/2016
Listed Building: GD2

No objection, subject to Officers securing a better finish, and resolving concerns over junction with neighbouring lean-to.

Strutt's Park Conservation Area

Application No. & Location: DER/02/17/00249- Highfield House, Highfield Gardens, Derby, DE22 1HT

Proposal: Internal alterations to include the removal of wall, moving a w.c., blocking up of a door, installation of a new door, re-location of aga and installation of a stud wall. External alterations to include installation of new doors and windows to the front elevation and removal of the existing bay window

Expiry Date: 28/04/2017

Listed Building: GD2

This item was withdrawn

Minutes End