

Time Commenced: 17:15  
Time Finished: 18:55

**CONSERVATION AREA ADVISORY COMMITTEE**  
**20 October 2016**

Present: Maxwell Craven(Chair) – Georgian Group  
Chris Collinson – Co-optee  
Ian Goodwin – Derby Civic Society  
Joan D'Arcy – Derbyshire Archaeological Society  
Cllr Dom Anderson – Elected Member  
Cllr Mike Carr – Elected Member  
Cllr Robin Turner – Elected Member  
Cllr Robin Wood – Elected Member

Officers in Attendance      Chloe Oswald  
   Penny McKnight

**22/16      Apologies**

Apologies were received from John Sharpe, David Ling, Carol Craven and Peter Bilson

**23/16      Late Items to be Introduced by the Chair**

There were no late items.

**24/16      Declarations of Interest**

There were no declarations of interest.

**25/16      Confirmation of the Minutes of the Meeting held on 15  
September 2016**

The minutes of the meeting held on 15 September 2016 were agreed as an accurate record.

**26/16      Items Determined since the last meeting**

The Committee received an update on previous applications that had been determined since the last report.

**Resolved to note the report.**

## 27/16 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.**

## 28/16 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.

### **No Conservation Area**

**Application No. & Location:** DER/06/16/00697- Derby Conference Centre, London Road, Derby

**Proposal:** Erection of smoking shelter, formation of additional car parking areas, access road, landscaping and associated works

**Expiry Date:** 25/10/2016

**Listed Building:** GD2

The Committee felt it would be a shame to run a road through the lawn area and felt it would be preferable to mirror the opposite side and run road around the building, removing a couple of trees. The Committee also questioned why so many car parking spaces were needed.

**Resolved to:**

**Object and recommend refusal on the grounds that proposals would adversely affect the setting of the listed building. It was felt a more sensitive scheme was needed and justification including information on the capacity of the buildings and how this related to car numbers was required.**

### **No Conservation Area**

**Application No. & Location:** DER/09/16/01103- The First Church of Christ Scientist, Friary Street, Derby, DE1 1JF

**Proposal:** Change of use from place of worship (Use Class D2) to restaurant (Use Class A3) including an extension and alterations to the south west and south east elevations of the building

**Expiry Date:** 02/11/2016

**Listed Building:** GD2

**Resolved to:**

**Object and recommend refusal as the proposal adversely affects the significance of the listed building by not taking enough account of elements of the significance of the building or respecting the 1930's detailing which the Committee felt should be retained.**

**A site visit for the committee was requested.**

### **No Conservation Area**

**Application No. & Location:** DER/09/16/01104- The First Church of Christ Scientist, Friary Street, Derby, DE1 1JF  
**Proposal:** Internal and external alterations in association with the change of use from place of worship (Use Class D2) to restaurant (Use Class A3) including an extension and alterations to the south west and south east elevations of the building  
**Expiry Date:** 02/11/2016  
**Listed Building:** GD2

**Resolved that:**

**Object and recommend refusal as the proposal adversely affects the significance of the listed building by not taking enough account of elements of the significance of the building or respecting the 1930's detailing which the Committee felt should be retained.**

**A site visit for the committee was requested.**

### **No Conservation Area**

**Application No. & Location:** DER/06/16/00696- Derby Conference Centre, London Road, Derby  
**Proposal:** Erection of smoking shelter, formation of additional car parking areas, access road, landscaping and associated works  
**Expiry Date:** 29/11/2016  
**Listed Building:** GD2

The Committee felt it would be a shame to run a road through the lawn area and disturb the symmetry of the site layout, and felt it would be preferable to mirror the opposite side and run road around the building, removing a couple of trees if necessary. They also felt that formally defined parking spaces on the curved

frontage drive would be unacceptable. The Committee also questioned why so many car parking spaces were needed.

**Resolved to:**

**Object and recommend refusal on the grounds that proposals would adversely affect the setting of the listed building. It was felt a more sensitive scheme was needed and justification including information on the capacity of the buildings and how this related to car numbers was required.**

**City Centre Conservation Area**

**Application No. & Location:** DER/09/16/01073- St James Yard, St James Street, Derby, DE1 1RF

**Proposal:** Change of use of two tram shed buildings in St. James Yard from use class B8 (storage and distribution) to use classes A3/A4 (drinking establishments/Cafe), insertion of mezzanine floor and formation of pedestrian link to the yard

**Expiry Date:** 28/10/2016

**Listed Building:** GD2

The Committee recognised that attractive entrances were vital to the commercial success of this area and that the yard itself was presently very shabby. It was noted that the artists impression was different to the elevation drawings and showed retention or reproduction of the existing joinery to the east elevation of the former carriage shed and stables.

**Resolved:**

**No Objection**

**However, the Committee had serious concerns about the Strand entrance and suggested that the proposal be amended to include a shopfront and signage that related to the quality of the rest of The Strand.**

**Joinery to the main doorway and first floor doorway of the carriage shed and stable to be retained if possible.**

**City Centre Conservation Area**

**Application No. & Location:** DER/09/16/01074- St James Yard, St James Street, Derby, DE1 1RF

**Proposal:** Alterations to two tram shed buildings in St. James Yard in connection with change of use from use class B8 (storage and distribution) to use classes A3/A4 (drinking establishments/cafe), including replacement of windows, doors and rooflights in both units, insertion of mezzanine floor and formation of replacement glazed

roof in Unit 1, removal of first floor and insertion of opening in rear of Unit 2, and partial demolition of No.8 The Strand to create a direct pedestrian link to the yard

**Expiry Date:** 22/11/2016

**Listed Building:** GD2

The Committee recognised that attractive entrances were vital to the commercial success of this area and that the yard itself was presently very shabby. It was noted that the artists impression was different to the elevation drawings and showed retention or reproduction of the existing joinery to the east elevation of the former carriage shed and stables.

**Resolved:**

**No Objection**

**However, the Committee had serious concerns about the Strand entrance and suggested that the proposal be amended to include a shopfront and signage that related to the quality of the rest of The Strand.**

**Joinery to the main doorway and first floor doorway of the former carriage shed and stables to be retained if possible.**

### **Friar Gate Conservation Area**

**Application No. &** DER/09/16/01163- Friar Gate Bridge, Friar Gate, Derby

**Location:**

**Proposal:** Erection of security fence

**Expiry Date:** 18/11/2016

**Listed Building:** GD2

**Resolved:**

**No Objection subject to the fence being painted (a dark green or black).**

### **Friar Gate Conservation Area**

**Application No. &** DER/09/16/01125- 4A Ashbourne Road, Derby, DE22 3AA

**Location:**

**Proposal:** Installation of replacement window to the front elevation and internal alterations to include the installation of partition walls and a staircase

**Expiry Date:** 22/11/2016

**Listed Building:** GD2

Although supporting the proposed re-use of the building, the committee raised concerns about the potential degree of intervention to the listed building to satisfy the requirements of an HMO license, with particular reference to fire proofing and sound insulation. It was noted that further details are being sought.

**Resolved:**

**No Objection. However the Committee noted that further details are being requested to address the above issues.**

**Friar Gate Conservation Area**

**Application No. &** DER/08/16/00994- Friar Gate Bridge, Friar Gate, Derby

**Location:**

**Proposal:** Installation of a security fence at the south bridge abutment and a cast iron drainage system

**Expiry Date:** 06/12/2016

**Listed Building:** GD2

**No Objection subject to the fence being painted (a dark green or black).and that the pavement channel being installed at a lower level so it released water onto the road rather than down the steps.**

**Little Chester Conservation Area**

**Application No. &** DER/06/16/00833- 13 St. Pauls Road, Derby, DE1 3RS

**Location:**

**Proposal:** Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and installation of a roof light and replacement windows to the rear elevation

**Expiry Date:** 07/11/2016

**Listed Building:**

The Committee felt that the extension is at odds with other extensions along the row as they were currently uniform in design. The Committee felt a more appropriate design of extension could be submitted of lesser footprint and retaining the existing lean-to roof.

**Resolved to:**

**Object and recommend refusal due to the size of the extension being too big and the orientation of the roof pitch having a detrimental impact on the conservation area. It was accepted that a roof light might be acceptable in this location and advise that any replacement windows should be painted timber and not UPVC.**

### **Little Chester Conservation Area**

**Application No. &** DER/09/16/01138- 15 Old Chester Road, Derby, DE1 3SA

**Location:**

**Proposal:** Installation of replacement of windows in the front elevation

**Expiry Date:** 09/11/2016

**Listed Building:**

**Resolved to**

**Object and recommend refusal to proposed UPVC windows and the loss of the stone mullion, which would adversely affect the conservation area.**

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

**Application No. &** DER/07/16/00924- Bio House, Derwent Street, Derby, DE1 2ED

**Location:**

**Proposal:** Demolition of existing office buildings and the erection of a new building providing 99 apartments, ground floor retail and car parking, including all supporting accommodation and a new substation.

**Expiry Date:** 28/10/2016

**Listed Building:**

**Postponed until additional information submitted.**

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

**Application No. &** DER/09/16/01088- 9 Park Lane, Allestree, Derby, DE22 2DT

**Location:**

**Proposal:** Two storey side extension to dwelling house (utility room, bedroom, en-suite and enlargement of kitchen)

**Expiry Date:** 02/11/2016

**Listed Building:**

**Resolved**

**No Objection as long as the windows and doors are timber rather than UPVC. Suggestion that downpipe moved to location in between existing and new render to hide join.**

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

**Application No. &** DER/09/16/01152- Haddon Grove, 111 Duffield Road, Derby, DE22

**Location:** 1AE

**Proposal:** Single storey rear extension and alterations to dwelling house

**Expiry Date:** 15/11/2016

**Listed Building:**

**No Objection.**

**Minutes End**