

# ITEM 04

Time Commenced: 17:15  
Time Finished: 18:30

## **CONSERVATION AREA ADVISORY COMMITTEE 7<sup>th</sup> March 2019**

Present: Chris Collison – Co-Optee  
Chris Twomey – Royal Institute of British Architects  
Joan D'Arcy – Derbyshire Archaeological Society  
Paul McLocklin – Chamber of Commerce  
Ian Goodwin – Derby Civic Society  
David Ling – Derby Civic Society  
Cllr Robin Wood – Elected Member  
Cllr Eric Ashburner – Elected Member  
Cllr Jack Stanton – Elected Member

Officers in Attendance      Chloe Oswald – Conservation Team Leader  
   Laura Neale – Major Projects Officer  
   Lindsay Stephens – Democratic Services Officer

### **49/18      Apologies**

Apologies were received from John Sharpe, Maxwell Craven, Carole Craven

### **50/18      Late Items to be introduced by the Chair**

Chair gave an update on the budget (1) the conservation officer post and (2) the support offered to the committee. Chair welcomed the support offered by CAAC members through their representations. Chair confirmed that the conservation post would be deleted and expressed his concerns with regards to the loss of this post and the impacts it will have. He expressed concern that we do not have the same number of conservation officers when considering comparable authorities. CAAC are still waiting on the outcome of the second matter which relates to support offered to the committee. Chair confirmed this is a regrettable position.

Chloe also expressed her thanks to the committee who offered their support. Chloe has confirmed that she will be looking to produce a priority list which will be agreed formally by PCC in due course.

## 51/18 Declarations of Interest

None

## 52/18 Confirmation of the Minutes of the Meeting held on 6 December 2018

The minutes of the meeting held on 24 January 2019 were agreed as an accurate record.

## 53/18 CAAC Items Determined since last agenda

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

**Resolved to note the report.**

## 54/18 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.**

## 55/18 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. &** 11/15/01451 – site of 8-14 Agard Street, Derby, DE1 1DZ

**Location:**

**Proposal:** Student Accommodation Block Containing 75 Bedrooms within 63 Units and Associated Works Including Demolition of Existing Buildings on Site

**Resolved: No Objection**

General Comments - CAAC acknowledges that the applicant has sought to address their previous comments. The committee welcomes the amenity space and recommend this is softly landscaped rather than hard landscaped. The have queried the location of the cycle storage and raised the question as to whether or not this could be relocated to allow planting along the boundary to screen the relationship with Pickford's House and its garden.

In respect of the height CAAC acknowledge that the height has been substantially reduced and this has been a positive impact on the scheme. The building has a strong design and will allow a transition from the taller buildings, Copper Building and Student Accommodation to those proposed Agard Street to the north-west. Four storeys is more appropriate and creates a better relationship with Pickford's House and its garden.

No Objection to the principle of the scheme and the committee acknowledge the substantial reduction to the scheme. A full landscaping scheme should be considered along with how any planting would integrate with Pickford's House and Garden

### **CCA - City Centre Conservation Area**

**Application No. &** 03/18/00313 – Middleton House, 27 St Marys Gate, Derby

**Location:**

**Proposal:** Full Application - Change of Use from Offices (Use Class A2) to 53 residential apartments (Use Class C3). Conversion and extensions of caretakers lodge and garage block to provide 13 apartments in two three storey blocks together with associated car parking, landscaping, cycle and bin stores.

**Resolved: To Defer**

CAAC note that amended plans have been discussed with the applicant and the current scheme is not supported by officers. CAAC supports pursuing amended plans in line with the notes provided to Chair, impact on residential amenity, impact on heritage, design etc. The application will be brought back to CAAC once the amended plans have been submitted however there is an acknowledgement that there is currently no timescale for this

### **CCA - City Centre Conservation Area**

**Application No &.** 03/18/00314 – Middleton House, 27 St Marys Gate, Derby

**Location:**

**Proposal:** Listed Building Consent – Alterations -Change of Use from Offices (Use Class A2) to 53 residential apartments (Use Class C3). Conversion and extensions of caretakers lodge and garage block to provide 13 apartments in two three storey blocks together with associated car parking, landscaping, cycle and bin stores

CAAC note that amended plans have been discussed with the applicant and the current scheme is not supported by officers. CAAC supports pursuing amended plans in line with the notes provided to Chair, impact on residential amenity, impact on heritage, design etc. The application will be brought back to CAAC once the amended plans have been submitted however there is an acknowledgement that there is currently no timescale for this.

### **City Centre Conservation Area**

**Application No. &** 18/01926/FUL – 3 Market Place, Derby, DE1 3PW

**Location:**

**Proposal:** Change of use of the upper floors from offices (use class B1) to eight apartments (use class C3) including installation of a new window to the rear elevation.

**Resolved: No Objection** – CAAC welcome the scheme.

General Comments - Welcome the amendments secured in respect of the chimney breasts. CAAC would welcome the exposure of the covering and ceilings. Although there is an acceptance that protection of these features would allow their long term preservation and protection. The scheme appears to have been sensitively designed. Welcome the regeneration of the building and promoting city centre living.

CAAC recommends that consideration should be given to the storage of refuse bins/collections along with drying areas.

### **City Centre Conservation Area**

**Application No. &** 18/01927/LBA – 3 Market Place, Derby, DE1 3PW

**Location:**

**Proposal** Change of use of the upper floors from offices (use class B1) to eight apartments (use class C3) including installation of a new window to the rear elevation, removal of stud partitions, internal door openings, chimney stack and a staircase and installation of new stud partitions

**Resolved: No Objection** – CAAC welcome the scheme.

General Comments - Welcome the amendments secured in respect of the chimney breasts. CAAC would welcome the exposure of the covering and ceilings. Although there is an acceptance that protection of these features would allow their long term preservation and protection. The scheme appears to have been sensitively designed. Welcome the regeneration of the building and promoting city centre living.

CAAC recommends that consideration should be given to the storage of refuse bins/collections along with drying areas.

### **City Centre Conservation Area**

**Application Nos.** 119/00216/FUL– 42 St Mary's Gate, Derby

**& Location:**

**Proposal:** Full Application Change of use from offices (use class B1) to 3 apartments (use class C3)..

**Resolved: To Object**

General Comments - There is a trap door within the upper floor for fire escape which links to the adjacent building, has this been considered? CAAC acknowledge that there are limited features within the building but recommends that those features that do remain are preserved as part of any proposals, namely the irregular shaped chimney breast.

In principle the proposal is acceptable however the internal configuration needs further consideration. The removal of the chimney breast is unacceptable and has consideration been given the structural impacts of its removal?

The heritage impact assessment lacks information and further information and analysis should be provided.

Has any amenity space been provided?

Recommendation: CAAC object to the application and object to the removal of the chimney breast. Additional information should be provided in respect of the heritage impact assessment, exploration of the history of the building and further detail should be provided on the drawings. There is no outdoor space, where would refuge be stored and what amenity will be provided for future residents.

**City Centre Conservation Area**

**Application Nos.** 19/00217/LBA – 42 St Mary's Gate, Derby

**& Location**

**Proposal:** Listed Building Consent - Alterations in association with the change of use from offices (use class B1) to 3 apartments (use class C3) to include the installation of partition walls, removal of a spiral staircase and installation of a roof light.

**Resolved: To Object**

General Comments - There is a trap door within the upper floor for fire escape which links to the adjacent building, has this been considered? CAAC acknowledge that there are limited features within the building but recommends that those features that do remain are preserved as part of any proposals, namely the irregular shaped chimney breast.

In principle the proposal is acceptable however the internal configuration needs further consideration. The removal of the chimney breast is unacceptable and has consideration been given the structural impacts of its removal?

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Recommendation: CAAC object to the application and object to the removal of the chimney breast. Additional information should be provided in respect of the heritage impact assessment, exploration of the history of the building and further detail should be provided on the drawings. There is no outdoor space, where would refuge be stored and what amenity will be provided for future residents.

**Minutes End**