

# ITEM 04

Time Commenced: 17:15  
Time Finished: 18:38

## **CONSERVATION AREA ADVISORY COMMITTEE 18<sup>th</sup> April 2019**

Present: Chris Collison – Co-Optee  
Maxwell Craven – Georgian Society  
Joan D'Arcy – Derbyshire Archaeological Society  
Ian Goodwin – Derby Civic Society  
David Ling – Derby Civic Society  
Cllr Robin Wood – Elected Member  
Cllr Eric Ashburner – Elected Member

Officers in Attendance      Ian Woodhead – Development Control Manager  
Stephen Bate, Senior Planning Officer

### **56/18      Apologies**

Apologies were received from Chris Twomey, Carole Craven, Paul McLocklin

### **57/18      Late Items to be introduced by the Chair**

The Chair advised of the joint meeting between CAAC and the Planning Committee, to discuss the Assembly Rooms Proposal on 21.05.19, Joseph Wright Room, 5.30pm.

It was noted that the 30/31/33 Market Place & Royal Oak - USE workshop on 10.05.19 had been cancelled

It was agreed that there would be two presentations at the CAAC meeting 13.06.19

- Aston Court Hotel and adjoining buildings
- Becketwell Proposals

The Chair advised that the newly appointed Director of Estates, University of Derby was unable to attend CAAC until September/October 2019

### **58/18      Declarations of Interest**

Maxwell Craven declared interest in the Bridge Chapel application

## 59/18 Confirmation of the Minutes of the Meeting held on 7 March 2019

The minutes of the meeting held on 7 March 2019 were agreed as an accurate record subject to amendment of "refuge" to "refuse" on the last page.

## 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. &** 03/18/00313 – Middleton House 27 St Mary's 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**

This item was not considered as still awaiting amended information.

## **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.

**Resolved: To defer**

This item was not considered as still awaiting amended information.

## **Not in Conservation Area**

**Application No. &** 05/18/00791 – 85-89 King Street, Derby

**Location:**

**Proposal:** Full Application: Refurbishment of Commercial Ground Floor Units Together with Formation of 6 Residential Units on First and Second Floors. Installation of Glazing and Repair to External Masonry Including Bricking up of Existing Openings

**Resolved: No objection but seek amendments**

CAAC were generally satisfied with the principle of proposals. However they were concerned at wholesale rendering and the proposed window design. They would prefer repairs to the existing brickwork, if possible. However, if rendering was the only option, they would prefer to see insulation added and then rendered. The proposed sash design for windows was unacceptable. CAAC would prefer like for like replacement windows with 4x4 panes would be better. The chimneys need retaining.

## **City Centre Conservation Area**

**Application No. &** 19/00291/FUL – 23-26 St Mary's Gate, Derby, DE1 3JR

**Location:**

**Proposal:** Full Application: Change of use, extensions and alterations to form 15 Residential units and office space

**Resolved: No Objections**

CAAC would prefer a Design Brief solution of refurbishment to create a single dwelling. However, CAAC consider that this is a good scheme, their only concerns relate to the need to refurbish the door entrances and to ensure that flues and vents are not on the principle elevations.

## **City Centre Conservation Area**

**Application No. &** 19/00292/LBC – 25-26 St Mary's Gate, Derby DE1 3JR

**Location:**

**Proposal**

Listed Building Consent: Alterations and extensions in association with change of use to form 12 Residential units

### **Resolved: No Objections**

CAAC would prefer a Design Brief solution of refurbishment to create a single dwelling. However, CAAC consider that this is a good scheme, their only concerns relate to the need to refurbish the door entrances and to ensure that flues and vents are not on the principle elevations.

**Application Nos. & Location:** 19/00423/LBA– Bridge Chapel, St Mary's Bridge, Sowter Road, Derby, DE1 3AT

**Proposal:** Listed Building Consent - Alterations: Installation of new internal lighting

### **Resolved: No Objection but seek amendments**

CAAC generally support proposals, as smaller and more energy efficient. They were concerned at the use of a silver strip to mount the internal lights as they would prefer a dark strip to match the beam. CAAC were also concerned at the replacement of a recessed wall light at the entrance with a bulky protruding fitting. They questioned whether such a light was needed.

## **Friar Gate Area**

**Application Nos. & Location** 18/01908/FUL – Site of 36 Agard Street, Derby, DE1 1DZ

**Proposal:** Full Application: Erection of 7-9 storey student accommodation comprising 148 studio flats, together with ancillary facilities and formation of vehicular access of Agard Street.

### **Resolved: Objection to proposal**

Application for student accommodation. The previous scheme was refused last year on heritage grounds and design. The Architect has done more work in how the scheme fits together. The new proposed height, scale and mass are similar to the original scheme, but building is different in design with fluted finishes to the brickwork. The building is set back into the site, as the original proposal, to address air quality issues.

CAAC agreed this was a better designed building, with improved articulation. However, there were fundamental concerns over the bulk, scale and height which were all unacceptable. The building would cause irreversible harm to surrounding Listed Buildings and to the setting of the Conservation Area. Proposed height would overshadow the accommodation opposite. Contrary to the (unadopted) Agard Street design brief. The

building would set an unacceptable precedent for other developments on adjoining sites.

## 56/18 George Rennie Conservation Award

CAAC considered a change of name for the above award, the "Derby City Heritage Award" was suggested. However it was felt that this did not express fully the principles that the Award represented "craftsmanship and design". CAAC agreed that the Award should be renamed the "George Rennie City Heritage Award". They agreed that the arrangements for the Award presentation ceremony should remain the same.

Nominations for the Award to include:

3-8 Victoria Street  
St James Yard  
Annies Burger Shack

CAAC to email the Chair with any further suggestions for the Award next week. A shortlist to be brought to the next meeting.

## 57/18 Conservation Work Priorities

The priorities were noted.

CAAC felt that people living in either a listed building or conservation areas should be notified of the changes to CAAC which could impact on decision making processes. CAAC discussed passing information via Residents Association Newsletters.

It was noted that a new enforcement officer is in post and pursuing cases, however there is a need to highlight applications where specialist input is needed. Consideration was given to producing a package of documents for householders living in conservation areas.

**Minutes End**