

Time Commenced: 16:00  
Time Finished: 17:30

## **CONSERVATION AREA ADVISORY COMMITTEE 3 December 2020**

Present: Chris Collison (Chair)  
Carole Craven – Georgian Group  
Maxwell Craven – Georgian Group  
Ian Goodwin – Derby Civic Society  
David Ling – Derby Civic Society  
Chris Twoomey - RIBA  
Chris Wardle Derbyshire Archaeological Society  
  
Cllr Mike Carr – Elected Member  
Cllr Hardyal Dhindsa – Elected Member  
Cllr Robin Wood – Elected Member

Officers in Attendance: Chloe Oswald, Conservation Officer and Stephen Bate, Senior Planning Officer

### **08/20 Apologies**

Apologies were received from Paul McLocklin, Chamber of Commerce

### **09/20 Late Items to be introduced by the Chair**

There were no late items. The Chair advised the committee that the new agreed start time for future meetings was 4pm. The Committee were informed that John Sharpe (Ancient Monuments Society) was unable to continue as a member of the committee. The valuable contributions he had made to the work of the Committee over time was noted. The Chair said that the Ancient Monument Society would be contacted regarding a replacement representative and hoped that they would nominate a replacement in due course.

### **10/20 Declarations of Interest**

Declarations of Interest

M Craven. D Ling and Cllr Wood all declared an interest for the Silk Mill applications 20/00621/ADV and 20/01235/LBA.

## 11/20 Confirmation of the Notes of the Informal non-convened Meeting held on 15 October 2020

The Minutes of the meeting held on 15 October 2020 were agreed as an accurate record with one caveat relating to the wording of The Old Hall applications, 20/00411/LBS and 20/01148/FUL with the substitution of the words “archaeological fieldwork”, instead of “an archaeological watching brief”.

## 12/20 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.**

## 13/20 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.**

## 14/20 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.

### **City Centre Conservation Area**

**Application No &** 20/00899/CAD

**Location** Assembly Rooms, Market Place, Derby DE1 3AH

**Proposal** Demolition of the Assembly Rooms and adjacent multi-storey car park

**Resolved: To maintain their previous objection with the following two recommendations:**

- 1. In the event that the committee are mindful to grant consent, a scheme should be put in place before the consent is granted which ensures that great care is taken to ensure the protection of the Jacobean ceiling within the premises.**
- 2. The decision to demolish the building should not be taken until a full Environmental Impact Assessment has been prepared and considered.**

**CAAC reiterated their previous objections.**

## Resolved: Objection

**A Certificate of Immunity with an expiry date of 11 May 2021 was issued under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, stating the Secretary of State did not intend to list these buildings. The current proposal will result in the total loss of the Assembly Rooms and multi-storey car park. It is considered loss of the multi-storey car park could be achieved subject to a suitable replacement development and re-instatement of connections to the Assembly Rooms main building. The Assembly Rooms however, are the most significant building fronting the Market Place. The buildings designed by Casson Conder & Partners were opened in 1977. The Assembly Rooms is a modernist construction in reinforced concrete designed in a brutalist style. The Assembly Rooms have over time been recognised as being of quality design and a fine example of the style and period of their construction. The NPPF very clear stating “*Local Planning Authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss of the heritage asset.*” The current application fails to offer any certainty of development and indeed is silent as to the nature of any development that may be constructed.**

There was continued concern at the loss of the building without knowledge of what will replace it in the future, once the building has been demolished; this was contrary to National Planning Policy Framework (NPPF) advice. In the event of demolition CAAC also raised concerns about the need to ensure the rescue of the Jacobean ceiling in the Darwin Street; including its removal and safe storage and eventual re-use elsewhere; and the accuracy of the structural calculations. One member considered that the proposal needed an Environmental Impact Assessment (EIA) for a demolition of the Assembly Rooms. This had not been included in the package so far, but for a development of this type it should accompany the application.

They felt that the current proposal was not overly problematic in terms of the multi storey car park. The Assembly Rooms, however, are considered to be a significant building fronting the marketplace and are recognised as a quality design and a fine example of their period of construction. The National Planning Policy Framework (NPPF) paragraph 1.98, states that local planning authorities should not permit the loss of whole or part of a heritage asset without taking all reasonable steps to ensure that new development would proceed after the loss has occurred. The current application fails to offer any certainty of development and was silent as to the nature of any development that would be constructed in replacement.

CAAC agreed to maintain their previous the objection, having considered the additional information that has become available in terms of the structural survey and the roof. They also suggested two additional conditions. If the committee are mindful to grant consent, a scheme should be put in place, before the consent is granted, which ensures that great care is taken to ensure the protection and careful relocation of the Jacobean ceiling. The decision to demolish the building should not be taken until a full Environmental Impact Assessment has been prepared and considered.

## **Friar Gate Conservation Area**

**Application No. &** 20/01109/FUL

**Location:** 4A Ashbourne Road, Derby DE22 3AA

**Proposal:** Alterations and re-building of outbuilding to form a dwelling (Use Class C3)

**Resolved: No Objection, but the Heritage Statement should be improved before any consent was granted**

CAAC agreed that the principle of residential use was appropriate in the location. They were satisfied with the scale, design and materials which fit in well into the small space, but had some issues in the context of setting, regarding the adjoining buildings. The main issues identified by CAAC related to the quality of the Heritage Statement which they felt was inadequate and should be improved before any consent was granted. It failed to recognise that the area was a significant area archaeologically beyond the extent of the medieval town. There was a need for further archaeology work to establish whether or not archaeological remains would be affected by this proposal, and clarification of the future of the frontage triangular parcel of land between the external wall and new wall and it would be useful if drawings had more context, and to have seen the historic buildings.

In summary the design, scale and materials are all acceptable in a tight location, there was just a concern about the Heritage Statement. CAAC had no objection to the proposal but felt that the Heritage Statement should be improved regarding the archaeological significance of the area before any consent was granted. Officers were asked to investigate two minor points, the small triangle and the treatment of the openings.

## **Friar Gate Conservation Area**

**Application No &** 20/01110/LBA

**Location** 4A Ashbourne Road, Derby, DE22 3AA

**Proposal** Alterations and re-building of outbuilding to form a dwelling (Use Class C3)

**Change as above**

**Resolved: No Objection, but the Heritage Statement should be improved before any consent was granted**

CAAC agreed that the principle of residential use was appropriate in that location. They were satisfied with the scale, design and materials which fit in well into the small space but some issues in the context of setting, regarding the adjoining buildings. The main issues identified by CAAC related to the quality of the Heritage Statement, which they felt was inadequate and should be improved before any consent was granted. It failed to recognise that the area was a significant area archaeologically beyond the extent of the medieval town. There was a need for further archaeology work to establish whether or not archaeological remains would be affected by this proposal, and clarification of the future of the frontage triangular parcel of land between the external wall and new wall.

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In summary the design, scale and materials are all acceptable in a tight location, just a concern about the Heritage Statement. No objection to the proposal but feel that the Heritage Statement should be improved regarding the archaeological significance of the area before any consent was granted. Officers were asked to investigate two minor points, the small triangle and the treatment of the openings.

### **City Centre Conservation Area**

**Application No &** 20/01133/LBA

**Location** Middleton House, 27 St Mary's Gate, Derby DE1 3JR

**Proposal** Internal design changes to use the basement area for residential use and the introduction of "pod" structures to the bathrooms and staircases

#### **Resolved: No Objection**

CAAC were generally in favour that the basement should be brought back into residential use. It was agreed that the introduction of bathroom pods worked reasonably well. However, they acknowledged that the staircase and bathroom arrangement was a significant intervention, harmful and should be handled sensitively. It was stated there was a need to ensure that the removal of any historic fabric was accurately recorded. They felt that the benefits of the re-use would outweigh the harm from any structural changes. However, there was a need to ensure that staircase detailing was considered, and historic recording completed.

In summary CAAC felt the benefit of bringing the basement into use and likely would outweigh the harm that might occur from some of the structural changes being proposed. There was no objection to the proposal but comments on the detailing of the staircases in the principle rooms, where fine cupboard joinery may be affected, would be something that needs to be carefully considered; those details would need to be presented at an early stage. There also needs to be an adequate record made of any fabric to be lost.

### **City Centre Conservation Area**

**Application No. & Location:** 20/00621/ADV

The Silk Mill Industrial Museum, 32 Full Street, Derby

**Proposal** Display of various signage

#### **Resolved: No Objection subject to consideration of issues below**

CAAC agreed that the signage was functional and restrained. The size, nature, location and colour of all signage appeared appropriate. They raised concerns regarding the size of sign EXT 1.1 on the drawing (which seemed to be incorrect) and asked what the view was the visual appearance of the back of the sign from the riverside; they queried whether there e.g. braille signage etc; and whether there should be any reference on the signage to the

CAAC were content with the signs which they felt were appropriate. It had been reported earlier that the Silk Mill Museum was due to open in Easter 2021. Because of this opening date, the officer was asked to seek clarification on the size and position of the signs and if there was a perspective view available that could be circulated to the Committee before the next meeting. The officer was also asked to check if there was any provision for disabled people in the production of the signs e.g. braille signage etc; and also, if there should be any reference on the signage to the now-removed "twisting sheds".

### **City Centre Conservation Area**

**Application No &** 20/01235/LBA

**Location** The Silk Mill Industrial Museum, 32 Full Street, Derby DE1 3AF

**Proposal** Installation of internal and external signage

#### **Resolved: No Objection subject to consideration of issues below**

CAAC agreed that the signage was functional and restrained. The size, nature, location and colour of all signage appeared appropriate. They raised concerns regarding the size of sign EXT 1.1 on the drawing (which seemed to be incorrect) and asked what the view would be of the sign which was to be fixed to the railings, particularly the visual appearance of the back of the sign from the riverside; they queried whether there was any provision for disabled people in the production of the signs e.g. braille signage etc; and whether there should be any reference on the signage to the now-removed "twisting sheds".

CAAC were content with the signs which they felt were appropriate. It had been reported earlier that the re-vamped Silk Mill Museum was due to open in Easter 2021. Because of this opening date, the officer was asked to seek clarification on the size and position of the railing signs and if there was a perspective view available that could be circulated to the Committee before the next meeting. The officer was also asked to check if there was any provision for disabled people in the production of the signs e.g. braille signage etc; and also, if there should be any reference on the signage to the now-removed "twisting sheds".

### **City Centre Conservation Area**

**Application No &** 20/01247/FUL

**Location** Vacant Land, Uttoxeter New Road/Talbot Street, Derby (Access off Uttoxeter New Road).

**Proposal** Erection of Food store (Use Class E3) with access, car parking, landscaping and associated works

#### **Resolved: No Objection**

CAAC understood the priority for the re-use of this vacant site. They agreed that the proposal was appropriate to the context of the area and blended in with the Bonded Warehouse nearby. They welcomed the car parking screened behind the building. It was agreed that the design was generally acceptable. The proposed arched design appeared to reflect the nearby railway architecture but was thought to be quite bold and due to the amount of use quite fussy. Also, the visual appearance of the infilled arches with render and the end elevations in particular, e.g. when viewed along Uttoxeter New Road, appeared quite weak and may need to be glazed or have better architectural justification.

It was currently proposed to render the arches, but a view of the rendered areas was not ideal. This perspective should also be considered in terms of the nearness to the pavement edge. The main discussion related to the location of the building and its closeness to the Utttoxeter New Road frontage. There were opposing views e.g. the building was too close to the Utttoxeter New Road and further forward than the adjacent flats, it would have better if it had been moved back to be more in line with the neighbouring flats but this could compromise the car parking space. Being closer to the road might help mitigate any problems of littering. In summary it was concluded that the site was tight in terms of Heavy Goods Vehicle manoeuvring, car parking provision and possible landscaping, but if the size was reduced there could be issues with the operators in terms of viability of use. There was some non-heritage debate about access to the site and traffic congestion.

In summary CAAC had no objections, as it brings back to use a site and building with an active use which was positive. They agreed some detailing need to be looked at further in terms of the treatment of the arches on the building, and the amount of set back from the pavement should be considered.

**Minutes End**