

Time Commenced: 16:00
Time Finished: 17:15

CONSERVATION & HERITAGE ADVISORY COMMITTEE

8 June 2023

Present: Councillor Sue Bonser
Councillor Jonathan Smale
Chris Collison - Co-opted Member
Carole Craven - Georgian Group
David Ling – Co-opted Member
Paul McLocklin – Chamber of Commerce (Vice-Chair)
Chris Twomey – RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

01/23 Appointment of Chair

Chris Twomey was re-appointed as Chair for a further year.
Proposed by CCo, seconded by DL

02/23 Appointment of Vice Chair

Paul McLocklin was re-appointed as Vice Chair for a further year.
Proposed by CT, seconded by CCo

03/023 Appointment of Co-opted Members (2)

Chris Collison and David Ling wished to remain as co-opted members and were re-appointed for a further year. Proposed by PMc and seconded by CT

Membership representation was discussed by the Committee, and they agreed the Democratic Services Officer (DSO) should write to the following organisations with a request for representation on the Conservation & Heritage Advisory Committee (CHAC)

- Derbyshire Historic Buildings Trust
- Historic Buildings and Places
- Institute of Historic Building Conservation
- Twentieth Century Society
- The Derwent Valley Mills Heritage Partnership

The DSO was also asked to contact the societies and groups currently represented at CHAC to confirm details of membership.

04/23 Apologies

Apologies were received from Maxwell Craven, Victorian Group, Ian Goodwin, Derby Civic Society and Chris Wardle, Derbyshire Archaeological Society

05/23 Late Items to be introduced by the Chair

There were no late items.

06/23 Declarations of Interest

There were no declarations of interest.

07/23 Confirmation of the Minutes of the Meeting held 13 April 2023

The minutes of the meeting held on 13 April 2023 were agreed as a correct record.

08/23 Items Determined since the last meeting

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting

Members received an update on applications that had been determined since the last meeting of the Committee.

Resolved to note the report.

09/23 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Items not being considered

The report detailed matters not being brought before the Committee, for its information. Members noted that it had been decided not to bring these matters to Committee following consultation with the Chair

Resolved to note the report.

10/23 Applications to be considered

The Committee received a report of the Strategic Director of Communities and Place on the applications requiring consideration by the Committee

City Centre Conservation Area

Application No & Location **22/00415/FUL**
43 Sadler Gate, Derby DE1 3NQ

Proposals Extensions and alterations to existing building (Use Class E) to form 2x4 bed houses in multiple occupation (Use Class C4), including raising of the roof height and changes to fenestration

Resolved: No Objection

CHAC noted the reuse of building and extension rather than complete demolition. They felt the proposal was an improvement to the original scheme but had concerns about the shared external space available for the two dwellings which could be a dark area. One member noted that the building was not listed and queried how it would fit in relation to the surrounding buildings with an additional storey and dormer windows. The proposals domesticised the building and did not retain its original character (or replicate the features of surrounding buildings). However, CHAC had no objection subject to agreement of detailed design and materials.

Darley Abbey Conservation Area

Application No & 23/00084/FUL & 23/00557/LBA
Location Darley Abbey Mills, Haslams Lane, Derby DE22 3NL
Proposals Single Storey extension to commercial unit

Resolved: No Objection

The proposal was a single storey extension attached to a Grade II building. The existing plan and the proposal were described by the officer. A comprehensive Heritage Assessment was provided. CHAC were pleased to see a more than adequate Heritage Statement supporting the application and agreed with the description. It was noted that the site was concealed. Concern was raised about possible harm to the existing building, it was requested that the extension was an independent structure and was not reliant on the existing building. CHAC had no objection subject to ensuring the construction was independent and was reversible.

City Centre Conservation Area

Application No & 23/00136/FUL & 23/00346/LBA
Location 24 Sadler Gate, Derby DE1 3NL
Proposals Change of use of first and second floors from commercial, business and service (Use Class E) to two residential units (Use Class C3) together with installation of a new entrance door to the front elevation and internal alterations.

Resolved: Objection in the strongest terms

The building was a Grade II listed building. The proposal was for a change of use to two residential units from a commercial business. Some unauthorised work had already been undertaken on the building. There was a change of ownership in January and it was confirmed that it was understood that some of the unauthorised work had been undertaken prior to the change of ownership and had continued

under the new owner. Some chimney breasts had been removed and a further one was due to be removed, the two floor heights had been changed and it could be seen where the original floor level had been. A winder staircase had been removed and a new staircase in the proposed location had been installed.

The Chair summarised the proposal for the committee, external changes were proposed to create a new entrance. The application was problematic in that unauthorised work had already been undertaken. The floors had not been put back in the same place, this left the windowsills too high and isolated the fireplaces. There was no information available about the building before the work was done. CHAC cannot endorse unauthorised work.

A Committee member queried how the situation had arisen? The officer explained that the Local Planning Authority (LPA) had not been approached and no listed building application had been submitted previously. The current application was the first the LPA had heard about the unauthorised work undertaken on a listed building. The Committee member thought the building could be a great opportunity for inner city living but if a precedence was given in this case, then people could continue to undertake work on similar listed buildings without authorisation. CHAC highlighted that it was an offence to carry out unauthorised works to a listed building, that there are consequences of undertaking work on listed buildings and people need to understand these implications. That planning permission and listed building consent is needed for works before they were carried out under The Planning (listed buildings and Conservation Area) Act 1990. CHAC was in favour of city living, but more assurance and detail was needed on the work undertaken as well as any future work. A councillor asked for guarantee that no other work will take place which would affect the features of the property. The officer confirmed that work had now stopped, and nothing further would be done until a decision was issued.

CHAC objected in strongest terms. More information of unauthorised works and works to be rectified was required (included within Conservation Officers report) and letters should be sent to all those involved.

City Centre Conservation Area

Application No &	23/00171/LBA
Location	Former Middleton House, 27 St Mary's Gate, Derby DE1 3JR
Proposals	Facade cleaning of all elevations of the building

This item was withdrawn at request of the case officer.

Darley Abbey Conservation Area

Application No &	23/00545/FUL & 23/00546/LBA
Location	St Matthews House, Brick Row, Derby DE22 1DQ
Proposals	Change of use from offices (Use Class E) to 6 no. residential apartments (Use Class C3) and associated works.

Alterations and works associated with change of use to residential (Use Class C3) including the repair to historic fabric (eg external brickwork and windows) and removal of no historic features (eg partition walls and ceilings).

Resolved: Objection

The building was an important grade II* listed building. The proposal is for a change of use from offices to five residential units. The scheme had the benefits of repairs to the external brickwork, windows and reinstatement of railings. It was planned to divide the headmaster's house from the main building and create a house of two storeys. The headmistress's house had already been divided and been sold. There was a lot of sub-division planned for the first floor, with partition walls and ceilings. Information had been provided on drainage, vents, and flues.

The Chair summarised the application explaining that the developer had submitted evidence of using the building for ongoing commercial use, but they were now looking at residential use, with a house to the left and four apartments in the former open classroom areas. Historic England had objected, with concerns that the proposal would bring more permanent subdivision within the building.

The Committee had no issues with the principle of the new use but agreed with Historic England's view that the proposal was an over intensive development, it would be better to have fewer bedrooms, bathrooms and ensuites or reduce the number of apartments in the former open classroom areas. It was suggested that the subdivision of the open area should be reduced. It was acknowledged that because of the lower floor to ceiling height division using pods would not be successful and it was suggested that the first bedroom and bathroom arrangement was replanned to create more open ceiling space in the living area.

The committee also discussed the retention and maintenance of a clock within the building which was unusual as it had three faces, one each facing in the boys' and girls' classrooms and one face on the outside wall. There was a small staircase for access to maintenance. They were concerned that if the building was subdivided there would be no access to the staircase.

CHAC objected to the application. They had no issue with residential use rather than commercial use but were concerned about intensification and subdivision within the former open classroom areas. They were also concerned about the retention and maintenance of the clock and its faces within the classrooms. They suggested that officers discuss the reduction of subdivision, the numbers of bedrooms, bathrooms and ensuites, and the use of pods to first floor and detailed design. They felt a scheme was possible, but it was not quite there.

11/23 George Rennie City Heritage Award 2022

The Committee received a report from the Head of Planning which was presented by the Conservation Officer. The report asked the Committee to discuss and agree arrangements for the George Rennie Awards 2022 (which is always held in the subsequent year).

The Committee noted that at the last meeting The Standing Order was nominated for the refurbishment and extension into an adjacent listed building 33-34 Iron Gate. The locally listed Pepper Pot Towers on the former Derby Royal Infirmary (DRI) site were also nominated

The officer reported that the southern Pepper Pot Tower had been completed, it currently houses the marketing suite for the site, but a gym would be installed in due course. The northern Pepper Pot Tower was not yet finished, a staircase had been constructed for the restaurant and café and repairs were needed inside the building. There were no other nominations apart from The Standing Order.

The Committee discussed the George Rennie Awards 2022 and felt it would be sensible to defer them until next spring as Awards over two years 2022 and 2023. They felt the Pandemic had brought difficult times, activity had stopped, projects had not progressed. There was a precedent as the Awards had been deferred on previous occasions.

The Committee agreed to defer the George Rennie City Heritage Award to 2024 and to judge the event over the two years 2022-2023

MINUTES END