

Time Commenced: 17:15  
Time Finished: 19:03

**CONSERVATION AREA ADVISORY COMMITTEE**  
**15 September 2016**

Present: Maxwell Craven(Chair) – Georgian Group  
Chris Collinson – Co-optee  
Ian Goodwin – Derby Civic Society  
Joan D'Arcy – Derbyshire Archaeological Society  
David Ling –Derby Civic 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  
                                         Laura Neale

**15/16      Apologies**

Apologies were received from Jeff James, Stuart Hodgkinson, Carol Craven, John Sharpe and Peter Bilson

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

There were no late items.

**17/16      Declarations of Interest**

There were no declarations of interest.

**18/16      Confirmation of the Minutes of the Meeting held on 28  
                 July2016**

The minutes of the meeting held on 28 July 2016 were agreed as an accurate record.

**19/16      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.**

## 20/16 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.**

## 21/16 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.

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

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

**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:**

This matter was discussed in length.

The committee raised concerns with the design of the building not fitting in with the surroundings. There were mixed reactions to height and mass of the building, concerns were also raised over the effect on the skyline, context of Exeter Arms and Brewery Tap, and impact on the Liversage Estate Conservation Area.

Discussion was also held on the flood defences for this area and the proposed demolition of the Nat West Bank.

### **Resolved that:**

Officers confirmed they were awaiting further information on this proposal and the Committee stated they would like this to be presented at the next Committee meeting so that the application could be responded to.

The Committee also confirmed that they would like to see a Heritage Statement/Statement of Significance for the existing buildings proposed to be demolished along with further details from OCOR on the planned flood defences for this area.

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

**Application No. &** DER/10/15/01314- Land at Rough Heanor Farm, Rough Heanor  
**Location:** Road, Mickleover, DE3 9BY  
**Proposal:** Re-model junction (A516/A38 on and off slip), demolish outbuildings and erect 80 dwellings, a restaurant and a coffee shop with drive-through facilities  
**Expiry Date:** 26/09/2016  
**Listed Building:** LOC

**No objections were raised although Committee stated they would like to see more detailed proposals under the reserved matters.**

### **City Centre Conservation Area**

**Application No. &** DER/08/16/00946- 45-46 Sadler Gate, Derby  
**Location:**  
**Proposal:** Display of one externally illuminated fascia sign and one externally illuminated projecting sign  
**Expiry Date:** 27/09/2016  
**Listed Building:**

**No objections were raised**

### **City Centre Conservation Area**

**Application No. &** DER/08/16/00945- 45-46 Sadler Gate, Derby  
**Location:**  
**Proposal:** Installation of a new shop front  
**Expiry Date:** 27/09/2016  
**Listed Building:**

**No objections were raised**

### **City Centre Conservation Area**

**Application No. &** DER/07/16/00936- Joseph Wright House, 34 Iron Gate, Derby, DE1  
**Location:** 3GA  
**Proposal:** Alterations in association with the change of use of the upper two floors from offices (use class B1) to six apartments (use class C3)  
**Expiry Date:** 28/09/2016  
**Listed Building:** GD2

**No objections were raised and the Committee welcomed the proposed reuse of the building**

### **City Centre Conservation Area**

**Application No. &** DER/08/16/00964- Joseph Wright House, 34 Iron Gate, Derby, DE1

**Location:** 3GA

**Proposal:** Change of use of the upper two floors from offices (use class B1) to six apartments (use class C3)

**Expiry Date:** 28/09/2016

**Listed Building:** GD2

**No objections were raised and the Committee welcomed the proposed reuse of the building**

### **City Centre Conservation Area**

**Application No. &** DER/08/16/00990- 40 St. Marys Gate, Derby, DE1 3JZ

**Location:**

**Proposal:** Change of use from office (use class B1) to residential (use class C3) and installation of three replacement windows to the rear elevation and a boundary wall - Amendments to previously approved planning permission code No. DER/10/15/01286 to include screen walls

**Expiry Date:** 04/10/2016

**Listed Building:** GD2

**No objections were raised but Committee requested that the exposed cabling to rear elevation, which should be concealed in the final scheme**

### **City Centre Conservation Area**

**Application No. &** DER/08/16/00991- 40 St. Marys Gate, Derby, DE1 3JZ

**Location:**

**Proposal:** Various alterations in association with change of use from office (use class B1) to residential (use class C3)

**Expiry Date:** 04/10/2016

**Listed Building:** GD2

**No objections were raised but Committee requested that the exposed cabling to rear elevation, which should be concealed in the final scheme**

### **Darley Abbey Conservation Area**

**Application No. &** DER/07/16/00939- The Gassing Shed, Darley Abbey Mills, Darley

**Location:** Abbey, Derby, DE22 1DZ

**Proposal:** Retention of alterations including the installation of heating, kitchen,

office space and associated wiring  
**Expiry Date:** 23/09/2016  
**Listed Building:** GD1

**No objections were raised**

### **Friar Gate Conservation Area**

**Application No. & Location:** DER/08/16/00954- 6 Friar Gate, Derby, DE1 1BU

**Proposal:** Various internal alterations to include the formation of a new structural opening and installation of a bar and alterations to the external front elevation

**Expiry Date:** 27/09/2016

**Listed Building:** GD2

**No objection, subject to detailed design of proposed decorative ironwork arch and lantern, to be of appropriate quality.**

### **Friar Gate Conservation Area**

**Application No. & Location:** DER/08/16/00967- 6 Friar Gate, Derby, DE1 1BU

**Proposal:** Display of one internally illuminated lantern sign and two non-illuminated window vinyls

**Expiry Date:** 28/09/2016

**Listed Building:** GD2

**No objection, subject to detailed design of proposed decorative ironwork arch and lantern, to be of appropriate quality.**

### **Friar Gate Conservation Area**

**Application No. & Location:** DER/08/16/01012- 76 Friar Gate, Derby, DE1 1FN (The Greyhound PH)

**Proposal:** Erection of a metal framed glazed external canopy with retractable fabric roof panels formed within the existing courtyard

**Expiry Date:** 11/10/2016

**Listed Building:** GD2

**No objections were raised**

### **Friar Gate Conservation Area**

**Application No. & Location:** DER/08/16/01011- 76 Friar Gate, Derby, DE1 1FN (The Greyhound PH)

**Proposal:** Erection of a glazed canopy to the existing courtyard  
**Expiry Date:** 11/10/2016  
**Listed Building:** GD2

**No objections were raised**

### **Friar Gate Conservation Area**

**Application No. & Location:** DER/08/16/01014- 3 Vernon Street, Derby, DE1 1FR

**Proposal:** Removal of the fire place, tile surround and hearth and installation of a multi-fuel stove and new hearth

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

**Listed Building:** GD2

**No objections were raised**

### **Green Lane & St. Peters Conservation Area**

**Application No. & Location:** DER/08/16/01003- 54 Green Lane, Derby, DE1 1RP

**Proposal:** Installation of a new shop front

**Expiry Date:** 07/10/2016

**Listed Building:**

**No objections were raised**

### **Mickleover Conservation Area**

**Application No. & Location:** DER/02/16/00226- 1 Etwall Road, Mickleover, Derby, DE3 5DL (The Masons PH)

**Proposal:** Display of various signage

**Expiry Date:** 17/10/2016

**Listed Building:**

**The Committee felt the number and size of proposed and erected signs were overbearing and did not preserve or enhance the character of the conservation area.**

**Recommended to object and refuse**

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

**Application No. & Location:** DER/07/16/00837- The Audley Centre, 21-33 St. Peters Street & 22-38 East Street, Derby

**Proposal:** Erection of additional storeys at 21-23 St Peter's Street and 22-36

East Street to provide 48 residential units (use class C3), alterations to the first and second floor elevations and change of use of 21 St Peter's Street from retail (use class A1) to restaurant (use class A3)

**Expiry Date:**

**Listed Building:**

**Matter deferred**

### **Railway Conservation Area**

**Application No. &** DER/07/16/00887- 44 Midland Road, Derby, DE1 2SP (Mr Booze)

**Location:**

**Proposal:** Retention of the installation of an ATM

**Expiry Date:** 08/09/2016

**Listed Building:**

**The Committee expressed concerns over the illumination and size of the ATM. They also raised concerns about existing fascia and first floor signs being too large and harming the character and appearance of the conservation area**

**Recommended smaller ATM and surround not being illuminated.**

### **Railway Conservation Area**

**Application No. &** DER/07/16/00888- 44 Midland Road, Derby, DE1 2SP (Mr Booze)

**Location:**

**Proposal:** Retention of the display of an internally illuminated ATM surround

**Expiry Date:** 08/09/2016

**Listed Building:**

**The Committee expressed concerns over the illumination and size of the ATM. They also raised concerns about existing fascia and first floor signs being too large and harming the character and appearance of the conservation area**

**Recommended smaller ATM and surround not being illuminated.**

### **Railway Conservation Area**

**Application No. &** DER/08/16/01030- 28 Railway Terrace, Derby, DE1 2RU

**Location:**

**Proposal:** Retention of the display of an internally illuminated ATM surround

**Expiry Date:** 13/10/2016

**Listed Building:**

**The Committee expressed concerns over the illumination and size of the ATM. They also raised concerns about existing fascia and first floor signs being too large and harming the character and appearance of the conservation area**

**Recommended smaller ATM and surround not being illuminated.**

### **Railway Conservation Area**

**Application No. &** DER/08/16/01029- 28 Railway Terrace, Derby, DE1 2RU

**Location:**

**Proposal:** Retention of the installation of an ATM

**Expiry Date:** 13/10/2016

**Listed Building:**

**The Committee expressed concerns over the illumination and size of the ATM. They also raised concerns about existing fascia and first floor signs being too large and harming the character and appearance of the conservation area**

**Recommended smaller ATM and the surround not being illuminated.**

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

**Application No. &** DER/07/16/00844- 1 North Parade, Derby, DE1 3AY

**Location:**

**Proposal:** Retention of the blocking up of doors and installation of a replacement roof to the existing garage and formation of a new doorway

**Expiry Date:** 14/09/2016

**Listed Building:**

**No objection, subject to the proposed works to improve roadside appearance including the painting of the render and the removal of the timber barge board and adding coping to wall, and negotiating infill in brick to end elevation.**

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

**Application No. &** DER/07/16/00843- 1 North Parade, Derby, DE1 3AY

**Location:**

**Proposal:** Retention of the blocking up of doors and installation of a replacement roof to the existing garage and formation of a new doorway

**Expiry Date:** 27/09/2016

**Listed Building:**

**No objection, subject to the proposed works to improve roadside appearance including the painting of the render and the removal of the timber barge board and adding coping to wall and negotiating infill in brick to end elevation.**

**No Conservation Area**

**Application No. & DER/05/16/00563 - 117 Chaddesden Lane, Chaddesden, Derby,**

**Location: DE21 6LL**

**Proposal:** Single storey extension to dwelling house (link corridor) and erection of boundary wall and gates

**Listed Building:** GD2

**No objection to amendments, subject to materials to link building to be 'read' as a new infill and one approach is for it to be timber clad.**

**Minutes End**