

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

CONSERVATION AREA ADVISORY COMMITTEE
10 June 2021

Present: Chris Collison – Co-opted Member (Chair)
Councillor Sue Bonser
Councillor Mike Carr – Elected Member
Carole Craven – Georgian Society
Maxwell Craven – Georgian Society
Ian Goodwin – Derby Civic Society
David Ling – Co-opted Member
Paul McLocklin – Chamber of Commerce
Chris Twomey – RIBA (Vice Chair)
Chris Wardle - Derbyshire Archaeological Society

Officers in Attendance: Chloe Oswald, Conservation Officer

01/21 Apologies

There were apologies from Councillor Robin Wood

02/21 Late Items to be introduced by the Chair

There were no late items

03/21 Declarations of Interest

There were two declarations of Interest: Paul McLocklin 20/01649/FUL, 43 Church Lane and Chris Twomey 21/00660/LBA, Market Hall.

04/21 Confirmation of the Minutes of the Meeting held 22 April 2021

The Minutes of the meeting held on 22 April 2021 were agreed as an accurate record.

05/21 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

06/21 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 information following consultation with the Chair. The report was circulated so that members can get a full picture of all the applications received. It was not proposed that this report be considered at the meeting today.

Resolved: to note the report

07/21 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.

Darley Abbey Conservation Area

Application No & Location	20/01649/FUL 43 Church Lane, Darley Abbey, Derby DE22 1EX
Proposal	Erection of an additional storey to form a dwelling house together with a single storey front extension, alterations to the external materials and formation of a new vehicular access

Resolved: No Objection

The Committee were informed that this item came before a meeting of CAAC on 04.03.21. The dwelling was just outside the Darley Abbey Conservation Area, Derwent Valley Mills World Heritage Site and was opposite St Matthew's Church. The stone wall at the front of the property was within the World Heritage Site and Conservation Area. There had been concern about the previous application, which was mainly due to the loss of the stone wall and with the design in relation to adjoining properties. The new proposal includes the retention of part of the stone wall and the design of the building was slightly more traditional in terms of the roof form, the new materials proposed for re-cladding the walls were brick and off-white render

CAAC felt that the change to the use of a more traditional roof form had made the proposal more acceptable. The contemporary style of building was now also more in keeping with the surrounding buildings in Darley Abbey.

CAAC had no objection to the proposal and accepted the retention of part of the front wall to allow parking in front of property, and the use of reused/reinstated stone to rebuild and repair the wall once the breeze blocks had been removed. The response to amended proposals was favourable CAAC; felt the roof form was more traditional than previously proposed.

Conservation Area

Application No & Location 21/00660/LBA
Proposal Market Hall, Albert Street, Derby, DE1 2DB
Alterations to include new smoke louvre design to lantern and associated building services works, new ladder access up to gantry walkway at lantern, new edge protection to flat roof, replacement valley gutter walkway grilles and interior redecoration works.

Resolved: No Objection

The Committee were informed that there had been previous applications for this item, one was on the 17th October 2019, where the redevelopment specifically focused on the copper roof weathering and patination and the redecoration/colour of paintwork for rib-work inside the Market Hall. Another application on the 23rd January 2021 was for similar proposals, where CAAC had no objection to the proposal subject to the colour of the handrail. This application had slight changes in terms of the vents being able to open, alteration to some grates, which needed to be moveable so that they can be operated, but it was planned to retain as many of the originals as possible. There was new handrail and walkway access. The interior redecoration work was similar to the previous suggestion; following the paint analysis it was proposed to be repainted in some of the original colours based on this, but a new grey colour would be added to some of the decorative and secondary trusses to accentuate where they would have been red.

CAAC noted that over the decades, the market hall building had been subject to a series of alterations and asked whether historic building record had been undertaken. The officer confirmed that this was the first phase of repairs and a second phase application was expected for further alterations to the building itself; once that application had been received there would be an opportunity to recommend a historic building recording.

CAAC felt that the proposals were well researched and well thought out for such a building in the City Centre. The internal paint work was a slight variation from the past with the introduction of grey to part of the scheme. CAAC queried whether the new louvres were more expensive than the previous ones suggested. The officer was not aware of the cost, but the previous proposal had included open slats. It had been hoped to develop a screen which would not move, but this option did not work.

CAAC had no objection to the proposal and welcomed and supported the scheme for the refurbishment of this important building in the City. CAAC felt that the proposals were well researched and well thought out for such a building in the City Centre.

Conservation Area

Application No & Location 21/00732/FUL and 21/00733/LBA
Quarn Lodge, Woodlands Road, Derby DE22 5JU
Erection of boundary gates and installation of roof lights

The Committee were informed that these items had been deferred to a future meeting as the applications were not currently able to be validated.

Spondon Conservation Area

Application No & Location 21/00748/FUL
Orchard Cottage, 23 Church Street, Spondon, Derby
DE21 7LL

Proposal Erection of an outbuilding (garden store) and retention of existing containers for a temporary period not exceeding six months

Resolved: Objection

The Committee were informed that the application was for the erection of an outbuilding (garden store).

CAAC were concerned with the use of the site and stated this was not a proposed garden building but essentially a large store, it was queried if an enforcement notice had been served in terms of unauthorised use as well as the unauthorised containers on the site. CAAC noted that the building could be seen from the road and from a public footpath which ran down the side of the house so the site was prominent as people would be passing alongside the boundary of the house; there was also a school playing field located at the rear of the property.

CAAC felt that retention of the containers could not be agreed to, they should not be in the middle of a Conservation Area. The size of the proposed garden store to cover them was excessive (10 metres by 3 metres) being thirty square metres in total. The outbuilding was clearly out of scale to the main building on the site and incongruous in the Conservation Area which was mainly residential. The proposal should be rejected due to Heritage impacts, but there were clearly other aspects for consideration regarding the use of the site. The proposal should be objected to in terms of scale and the adverse effect on the Conservation Area.

CAAC objected to the proposal in their remit of Heritage aspects due to the harm and negative impact on the character and appearance of the Conservation Area, in terms of the incongruous nature of the shipping containers and to the garden store as it is excessive size, out of scale and not the only outbuilding.

Allestree Conservation Area

Application No & Location 21/00754/FUL and 21/00755/LBA
13 Cornhill, Derby DE22 3GG

Demolition of an existing extension. Erection of a replacement extension

The Committee were informed that these items had been deferred for consideration at the meeting on 1 July 2021 as they were not currently able to be validated.

Allestree Conservation Area

Application No & 21/00763/FUL
Location 93 Belper Road, Derby, DE1 3RR
Proposal Demolition of a Garage and erection of two storey outbuilding (garage/annexe)

Resolved: Objection

The Committee were informed by the Officer that they had objected to a previous proposal on this site; this was a different scheme and it was a slightly bigger building. CAAC were reminded that the proposed two storey outbuilding was in the Strutts Park Conservation Area. Comments from CAAC were originally sought on 6 September 2018 and it came back to CAAC on 6 December 2018. The previous scheme proposed was zinc with metal windows and render to the ground floor. The next scheme had a garage on the ground floor with an outbuilding/artist's studio on the first floor. This proposal was for a garage and annexe. CAAC were informed that the building was narrower and longer and different materials were to be used, white render to the first floor and brown render to the roof, and there would be aluminium windows. The officer highlighted the change of access regarding trees, one tree (T2) was to be removed.

CAAC had some reservations about the previous scheme, they were concerned about this application as it was out of scale in the Conservation Area and the removal of a valuable tree would be detrimental to the area. A member of CAAC objected to the proposal explaining that historically coach houses stood on the site where the new building was planned. This building was too big and it resembled an industrial unit in a leafy suburban area. Another member of CAAC asked whether the Derby City Council Archaeological advisors had been consulted. The officer confirmed they would check. Another CAAC member suggested that the building was trying to make a modern statement but did not relate to its context. The accommodation could have a pitched roof which would be more in keeping on the site. The proposal had a negative impact on the appearance of the Conservation Area.

CAAC objected to the proposal in terms of the scale, which was too large, the appearance of the building was inappropriate and industrial in character, and the loss of a tree which makes an important contribution to the street scene and character and appearance of the Conservation Area.

MINUTES END