

CONSERVATION AREA ADVISORY COMMITTEE
Informal Notes of non-convened meeting
deadline date 02.07.20

Members: Chris Collison (Chair)
Carole Craven, Georgian Group
Maxwell Craven, Georgian Group.
Joan D'Arcy, Derbyshire Archaeological Society
Ian Goodwin, Derby Civic Society
David Ling, Derby Civic Society
Paul McLocklin - Chamber of Commerce
John Sharpe, Ancient Monuments Society
Chris Twomey, (Vice Chair) RIBA
Cllr Mike Carr, Elected Member
Cllr Jack Stanton, Elected Member
Cllr Robin Wood, Elected Member

Officer Support: Chloe Oswald, Conservation Officer

Further to the email of Lindsay Stephens dated 25.06. 2020 advising "Chair/Vice Chair to send joint recommendation to CAAC Members by email following this agenda" please see below the recommendation of Chair and Vice Chair

1. Declarations of Interest

None were received.

**2. CAAC Informal notes of non-formally convened meeting
11.06.2020**

Recommendation of Chair and Vice Chair – That the notes of the non-formally convened meeting 11.06.2020 be approved as a true record.

**3. 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.

**Recommendation of Chair and Vice Chair – That the items determined since
the last meeting be noted**

4. 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.

Friar Gate Conservation Area Grade II star

Application No. & 20/00577/FUL – Full Application
Location: 99-100 Friar Gate, Derby DE1 1EZ
Proposal: Retention of change of use from bar (Use Class A4) and bar/restaurant (Use Classes A4 and A3) to four apartments (Use Class C3)

Application No. & 20/00578/LBA Listed Building Consent – alterations
Location: 99-100 Friar Gate, Derby DE1 1EZ
Proposal Retention of alterations in association with the change of use from bar (Use Class A4) and bar/restaurant (Use Classes A4 and A3) to four apartments (Use Class C3)

Resolved: Objection

The Design and Access Statement and the Heritage Statement are inadequate. Whilst photographs have been provided these are after work has been completed. The submission does not provide sufficient clarity regarding the works that have been undertaken. It is essential the necessary information is provided before a view can be taken on acceptability. If the applicants do not provide the necessary information the application should be refused.

Summary of comments added by Members of CAAC:

- 99-100 Friar Gate is a grade II* listed house of exceptional interest, with one of the best 18th century interiors and one of the finest mid-Georgian timber staircases in Derby and as such Carole and I feel that conversion into flats is by no means an ideal solution. Despite the grossly inadequate statement of significance, much is known of this building which, had it been deployed in the application, would have inspired a deal more confidence than that with which we have been presented and would have much better informed the scope and treatment of the adaptation.

Whilst it is no part of our remit to make up the inadequacies of the statement, we attach a section of a book which includes a potted history of the house and three photographs, two being interiors taken in the 1930s when for sale. A more complete account of the house in *The Derby Town House* (Breedon, 1987), although some elements of that account require up-dating. (please see attached book extract at Appendix 1).

If a private buyer can be found to convert a house of the size and quality of 40 St. Mary's Gate (winner of a George Rennie Award three years ago), then to find someone willing to turn this particular house into an equally well-restored and

spacious home should not be beyond the bounds of possibility. We personally would urge objection, rejection and insist on re-instatement. The more we let retrospective applications through, the more often people will ignore the stipulations of the Act. There is no longer any argument that such a conversion would meet the housing shortage in Derby, as current schemes exceed that requirement as it stands.

- Whilst it would appear from the evidence presented that there is no harm to the Heritage Asset I am concerned at the lack of detail in the supporting information and would ask that the applicant gives a far more comprehensive schedule of the works carried out and how they relate to the original fabric of the building.

5. Draft proposals: Derby Roadside NO2 Project – Vehicle/ Cycle lanes and junctions on Friar Gate

The general principle of carriageway reduction is welcomed. In particular the carriageway narrowing to accommodate shared use footway/cycleway on Bridge Street, the build out of footway on Friar Gate to both sides of the entrance to Brick Street, and the reconfiguring of parking bays, will potentially enhance the character and appearance of the Friar Gate Conservation Area and will enhance the setting of adjacent Listed Buildings. The change to two lanes of traffic eastbound on Friar Gate instead of one lane at present could have a negative impact on the character of the street.

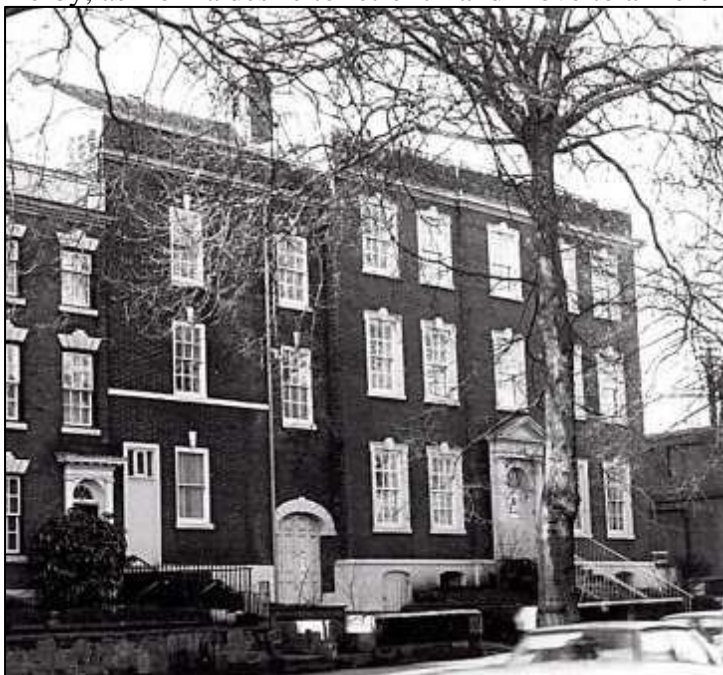
The success of the scheme is very much dependent on details that are currently unknown. It is essential the highest quality paving and other materials are utilised in this sensitive location. Standard aluminium railings and street furniture will not be appropriate. There would seem to be an opportunity to give greater prominence to the important heritage asset – the Headless Cross.

Minutes End

Appendix 1

Extracted from Craven, M., *Pirates, Parsons & Patricians: The Wigram family and their Derbyshire Connections* (Derby2014) 219-220.

That night there was a ball in the Assembly Rooms but Anne does not make it clear where they stayed. Her great grandfather Francis, had acquired a particularly fine town house from the Burdetts in the 1770s, No. 99 Friar Gate. This was probably because as a lead trader and iron producer he needed an occasional residence in Derby when he was in the town transacting business or on the Bench. The building, commissioned in 1758 by Sir Robert Burdett, 4th Bt., was probably designed by David Hiorne, who also designed their new house at Foremark, completed under the direction of Joseph Pickford after Hiorne's premature death. The Derby house still stands and has fine plasterwork in several rooms and the finest timber staircase in Derby. It once had a fine garden too, much of which was lost when the Great Northern Railway line was built alongside the house in 1876. The house had been sold following the death of Anne Hurt's grandfather in 1801. This had not been impelled by a desire to abandon a base in Derby, as from a desire to retrench and move to a more compact residence.



Left: The *Hurts' Derby Town house, No. 99, Friar Gate* seen in March 1980. [Author]

Below left: *the upper landing and stairs in the 1920s*. [Author]

Below right: *the drawing room in the 1920s. The then owner, T. H. Bennett, was organist at the Cathedral, hence the organ and piano.* [Author]

