

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

CONSERVATION & HERITAGE ADVISORY COMMITTEE

13 October 2022

Present: Councillor Sue Bonser
Councillor Robin Wood
Chris Collison - Co-opted Member,
Ian Goodwin - Derby Civic Society
David Ling – Co-opted Member
Paul McLocklin – Chamber of Commerce (Vice-Chair)
Chris Twomey – RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

26/22 Apologies

Apologies were received from Carole Craven - Georgian Group, Maxwell Craven, Victorian Group, and Chris Wardle, Derbyshire Archaeological Society

27/22 Late Items to be introduced by the Chair

There were no late items.

28/22 Declarations of Interest

Chris Twomey declared an interest in applications

- 22/01085/FUL Duke of Clarence, 87 Mansfield Road, Derby DE1 3QZ,
- 22/012337/FUL and 22/01338/LBA 16 – 17 Friar Gate, Derby DE1 1BX and
- 33/22- City Centre Vision - Emerging Ambition Document

He stated that he would leave the room during consideration of these items

Paul McLocklin declared an interest in 22/01388/LBA Land on the West Side of Vicarage Road, Mickleover, Derby and stated he would leave the room during consideration of this item.

29/22 Confirmation of the Minutes of the Meeting held 7 September 2022

The minutes of the meeting held on 7 September 2022 were agreed as a correct record.

30/22 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.

31/22 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Applications 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

32/22 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 &	22/00415/FUL
Location	43A Sadler Gate, Derby, DE1 3NQ
Proposals	Demolition of Existing Structure, and erection of a four-storey apartment building (Use Class C3)

Resolved: Objection

CHAC felt this was an insensitive proposal, it did not show enough how the proposal related to its sensitive context. The building looked too tall and seemed to dominate the hierarchy of buildings. The Heritage Statement and Heritage Impact Assessment needed to be dealt with comprehensively and identify what is important. The materials suggested were inappropriate, UPVC windows and metal cladding to roof and walls, there was a complete absence of justification for the proposal.

Little Chester Conservation Area

Application No &	22/01085/FUL
Location	Duke of Clarence 87 Mansfield Road, Derby DE1 3QZ
Proposals	Demolition of the existing building. Erection of a micro pub and 11 apartments

Resolved: Objection

The proposal would mean the loss of Duke of Clarence as it stands now, the building dates from the 1860's It would be replaced with a modern building which has a Micro Pub on the ground floor and apartments on the subsequent floors.

Members felt the existing building was characterful and was a landmark which helped navigation around the city. The Duke of Clarence is a non-designated heritage asset within the conservation area, but it is a well-known building in the community. Demolition of the pub could set a precedent.

The pub was closed, and the building has limited architectural value, but it was well-known in the community and a landmark. However, the appropriateness and impact of the size, scale and design of the proposed new building on the conservation area and the listed buildings close by does need to be considered.

CHAC agreed that the Duke of Clarence building was in poor condition and in this case could be replaced. However, the proposed new development had a negative impact on the character and appearance of the conservation area and the setting of nearby listed buildings in terms of size, scale, and detailed design.

Mickleover Conservation Area

Application No & Location	22/01233/FUL and 22/01388/LBA
Proposals	Land on the West Side of Vicarage Road, Mickleover, Derby Change of use of Barns into 3 no. dwellings, together with the erection of 6 linked dwellings.

Resolved: Objection

There were nine dwellings in total including the two barn conversions plus new build wrapping around the existing green space associated with Manor Farm and the view from Vicarage Road thorough the gap to the Grade II listed Church and its tower and beyond to the listed Manor.

A brief comment from an absent member was highlighted "This proposal affects an area close to the heart of the village, and as a result may affect buried archaeological remains. A full archaeological field evaluation is necessary".

Comments from the Civic Society were also received, that there was significant concern in terms of any development beyond that of the barns which could be sensitively converted but any building on the land around the Manor Farm would be an issue in terms of the setting of the listed farm and green space next to the Church, a Heritage Impact Assessment would be needed to comment on the heritage assets, there was a strong objection to the proposal on that basis. The area was a part of the common fields of the village included the vestiges of the ridge and furrow plus a line of sight from Manor Farm to the church, preservation should be more than a narrow visual corridor.

Some important information is missing regarding the proposed new garage block and the existing barns which are proposed to be converted. This means that the impact cannot be fully assessed. This is a bespoke scheme which retains the

visual corridor with the grade II* listed church but there is scope to retain more green space. There was concern about loss of space with the development, which would fill every part of the site and the loss of green open space within the conservation area and in relation to the setting of the listed buildings. There might be scope for a small new build but not one of the proposed size. There was concern due to the harm to designated heritage assets; listed buildings and negative impact on the character and appearance of the Mickleover conservation area.

Friar Gate Conservation Area

Application No & Location	22/01337/FUL and 22/01338/LBA 16 – 17 Friar Gate, Derby DE1 1BX
Proposals	Change of use from restaurant (Use Class E) and erection of a two-storey extension to form 5 apartments (Use Class C3) and one apartment in multiple occupation (Use Class C4) and associated internal alterations

Resolved: No Objection subject to any cobbles being uplifted being reused and re-laid on the site

The Chair summarised the proposal which was a change of use to a restaurant to form five apartments, there would be minor alterations to the existing building and a small extension to the side was proposed.

CHAC felt it was a comprehensive design and there was a Heritage Statement with the proposals, a lot of thought had been done in an analysis of site and many aspects of the scheme were appropriate in size and scale.

There was no objection to the scheme, which was felt to be good. However, it was highlighted that there was only a small amount of amenity site and the extension seemed to cover what there was, there did not seem to be space for people to sit outside, but the extension itself did form a nice full stop to the site as there had been several extensions to a diminishing scale over the years. There are cobbles on the site of the proposed extension any uplifted should be reused and re-laid on the site.

CHAC had no objection subject to any cobbles being uplifted being reused and re-laid on the site. They felt it was a good scheme. The impact of changes to the listed building were minimal. The conservation area would benefit from the improvement of the building.

Conservation Area

Application No & Location	22/01456/FUL 10-14 St Helens Street, Derby, DE1 3GY
Proposals	Extensions, alterations and change of use from light industrial warehouse (use class E) to ten student accommodation cluster flats comprising of 59 bedrooms (Sui Generis use)

Resolved: No Objection

CHAC welcomed the rescue and restoration of these buildings. The proposed cluster around courtyard was appealing in principle but might need to be a larger space to make the area a welcoming one. CHAC expressed concern regarding the rear elevation third storey extension, the larger/wider different types of fenestration, the roof extension material to rear elevation is visually very heavy. They had concerns about UPVC windows and doors. They suggested refinement of the scheme and consideration of a visual break in another material where old meets new.

CHAC had no objection to the proposal, but the issues highlighted above should be addressed in discussion with Officers so that the proposals respond better to the setting of grade I St Helen's House.

33/22 City Centre Vision – Emerging Ambition Document

The Committee received a report of the Head of Planning on City Centre Vision – Emerging Ambition Document.

The report and appendix were noted, and it was felt that the input of CHAC was accurately reflected.

MINUTES END