

Time Commenced: 16:00
Time Finished: 17:50

CONSERVATION & HERITAGE ADVISORY COMMITTEE

12 October 2023

Present: Councillor Sue Bonser
Councillor Jonathan Smale
Carole Craven, Georgian Group
Paul McLocklin, Chamber of Commerce (Vice-Chair)
Ian Goodwin, Derby Civic Society
Chris Twomey, RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

26/23 Apologies

Apologies were received from James Boon, Derbyshire Historic Buildings Trust, Chris Wardle, Derbyshire Archaeological Society, Chris Collison, Co-opted Member, Maxwell Craven, Victorian Group, David Ling – Co-opted Member

27/23 Late Items to be introduced by the Chair

There were no late items.

28/23 Declarations of Interest

There were no declarations of interest.

29/23 Confirmation of the Minutes of the Meeting held on 31 August 2023

The minutes of the meeting held on 31 August 2023 were agreed as a correct record. Cllr B Proposed, IG Seconded.

30/23 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.

31/23 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.

32/23 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 Derby Conservation Area

Application No & Location	22/01676/FUL & 22/01677/LBA 40 Iron Gate, Derby, DE1 3GA
Proposals	Part demolition and reconstruction of the first and second floor accommodation including new roof structure to the rear of the property and replacement of existing windows at first and second floor.

Resolved: No Objection

The proposal was for a Grade II listed building, the former George Inn. CHAC welcomed the principle of structure repair and reuse; and noted that Heritage Statement and Heritage Impact Assessment, further structural assessment and clarification on window proposals had been provided. There was a slight inconsistency with the elevations and suggested the elevation plans be corrected so that the information was consistent.

CHAC asked that with the section of roof under part demolition and reconstruction any salvageable timbers should be retained and reused in situ, this should be stated as a part of any approval. They also said there was need to inspect the floor above ovens, to ensure that no excess pressure was put on them from the realignment of the load.

CHAC were concerned about the window replacements, and it was confirmed that all the existing vertical sliding sash windows would be retained, they also sought clarification on the casements. The officer confirmed all sash windows would be repaired and all casements would be replaced except the newer ones. CHAC stated that to the sash windows should remain as they are, and secondary double glazing added. Slim double glazed units would be appropriate to be added to the casement windows.

The roof of the building was discussed. There was an unstable wall which needed reinforcement and to undertake the work the existing roofing would have to be partially removed but would be returned supported by a new internal brick wall.

CHAC had no objection subject to reuse, strengthening, and that as much of the original roof timbers as possible be retained and reused when replacing the roof, so there was minimal change. They also requested that the ovens be safeguarded in terms of structural loading. The vertical sash windows should be retained and repaired, and appropriately designed secondary glazing be added, and the casements need to have slimmer double glazing.

Conservation Area

Application No & Location	22/01658/LBA, 22/01659/FUL 45 Church Street, Littleover, Derby, DE23 6GF
Proposals	Single storey extension dwelling house (kitchen, boot room) and alterations to internal walls. Demolition of existing garage and erection of new garage. Widening of existing gateway/drive. Erection of timber garden room.

Resolved: No Objection

The officer explained this was a Grade II building and proposals had been to CHAC twice before, January 23 and July 23. CHAC had objected on both occasions to the proposed roof configuration to the two-storey extension and changes from window to a full height window on the south elevation gable which they felt were neither necessary nor fully justified. They were concerned that alterations to the roof may cause disturbance to the old frame. They also said that the proposal would have adverse effects on the character and appearance of the listed building in terms of fabric and the current historic roof form.

The Chair summarised the amended new proposal. It was to retain the existing simple building form at second floor; and provide loft storage. The roof form will now stay the same. The gable was removed from proposals retaining the existing arrangement of the roof, two roof lights are proposed and some change made to ceilings, some of which are plasterboard ceiling and some historic plaster. However, there were still no changes proposed to the junction below the new and old building to the ground floor kitchen extension. There were few additional changes to the inside. There was an addition of glazing over the stonework at the base of the window to allow a visual of the stone at lower level. A window condition survey and window repair schedule were not provided and needed to clarify extent of change and impact as windows would be either repaired or replaced and this was required.

CHAC welcomed the retention of the current historic roof form which had a nice relationship of the larger and smaller mirroring each other. They had some concern about the installation of rooflights and removal of historic lath and plaster ceiling which should be investigated, analysed, recorded and extent of plasterwork removal confirmed. A detailed window schedule which explained what windows are to be repaired and replaced and where secondary glazing was to be installed was essential.

Railway Conservation Area

Application No & 23/00320/FUL

Location Riverbank and Built-up Areas. Between Derwent Street and the A601. Along the Eastern Boundary at Darwin Place and along the Southern Sections at Meadow Road and Meadow Lane, Derby.

Proposals Full application with details of OCOR "Package 2" for a flood alleviation scheme and mitigation measures including demolition of existing buildings, boundary treatments and existing flood defence walls; partial removal of the existing flood defence walls to ground level; removal of existing flood embankments, footpath and cycleway layouts and ancillary works; creation of vehicular access, access ramps, steps, paths, retaining walls, railings surface water drainage features and greenspace; provision of opportunities for installation of permanent and/or temporary artworks; and landscape reinstatement works.

Resolved: No Objection

The previous time this application came to CHAC, they had no objection subject to refinement of the materials used in certain locations in particular the removal of use of the imprinted coursed concrete wall in some sections. They regretted the loss of some locally listed buildings such as Crompton House, which was given permission under a previous application, but noted the retention of Exeter House.

In the new proposal for Reach 1 opposite the Silk Mill, the walkway and ramps were changed to exposed aggregate. Reach 2 also used aggregate. This material was used because of the narrowness of the site and space available. Stuart Street to Derwent Street used brick and plain concrete to the car park dry side, from Derwent Street to Exeter House was brick clad and has plain concrete to car parks. For the approach up to Holmes Bridge were concreted imprint panels with a vertical timber harbour wall finish, some glazed panels were proposed above the concrete flood defence under the bridge. At Smithfield a combination of concrete wall to the wet side and harbour imprint to dry side were proposed.

CHAC noted the flood defence wall opposite the Silk Mill where all residential properties were defended, but not the offices. The officer confirmed the office buildings were to be demolished under a previous permission. There was a mix of treatment to achieve the necessary defences. CHAC queried how the walkways and gangways would be transitioned. It was explained that was part of the package, public art and heritage interpretation called 'cultural threads' information would be used and members were asked to comment/feedback as individuals/groups direct to the case officer.

CHAC felt the principle was ok with the mix of finishes which was better than the original coursed imprinted concrete idea. They were concerned about the images of the imprinted timber vertical harbour boards in relation to their colour, as one showed a concrete grey and the other a dark brown, and asked what the colour

would be as a grey concrete-coloured wall would be depressing, it needs to look like timber. The officer explained there was no level of exact detail, CHAC asked for more clarification and agreement via officers.

One member was concerned about the demolition of the three office buildings and felt they should be retained and re-used. The officer explained that the demolition was a part of the master plan. Extensive discussions had taken place regarding the buildings to be demolished and if they should be saved, Exeter House was not going to be demolished as a result. Another member expressed regret at the loss of Crompton House which was locally listed. The officer explained the proposal was for the whole stretch of the river Derwent in terms of water movement. However, this stretch had been remodelled which meant Exeter House and the Brewery Tap would remain but not Crompton House.

The Chair explained the decision should also be looked at in the context of the public realm benefits that would come. The principle and changes detailed were ok, but there was some concern about concrete being the dominant material, the cement being coloured brown should help to alleviate this.

CHAC felt the loss of Crompton House was regrettable but noted retention of the Brewery Tap and Exeter House. They noted the public realm benefits. The principles were felt to be acceptable, and the changes made an improvement. Further details were needed visually of the concrete walls and the colour control of the imprinted timber harbour wall. There are two visuals given in the D&A and confirmation that the proposal was not a grey concrete colour should be provided. The cultural threads information was noted, and that members were asked to comment/feedback as individual groups direct to case officer.

City Centre Conservation Area

Application No & Location	23/00136/FUL & 23/00346/LBA 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: Strong Objection

This is a Grade II listed building in a City Centre Conservation Area, the last time it came to CHAC they had objected strongly as unauthorised work had already started on the premises. The owner has confirmed this has been halted. Two floors had been removed and new ones installed at different heights to the original in the building, the staircase had been removed and a new one installed. It was problematic that the new floor heights were out of sync with original wider heights in relation to the floor, relationship with windows and fireplaces. The officer confirmed more information had been provided and amended plans with a section added. The section showed the increase in height to the first floor and second floor lowered in height. There was a cornice to top of the shop front. Slim double-glazed units to reinstated timber vertical sliding sash windows. The agent had

confirmed that the justification of the new floor alignment was confirmed by a structural assessment but there was no other written confirmation of other reasons for this.

CHAC were concerned as this was a Grade II listed building and unauthorised work cannot be overlooked by the Committee. A Heritage Statement had been prepared which indicated that quite a lot had changed internally. However, this was not a justification for the change and the reason for the floor levels being installed at different heights has not been explained. However, the front elevation restructure and re-installation of sash windows and shop front will bring benefit to the conservation area.

CHAC strongly objected; they could not endorse unauthorised work to a listed building as it sets an unacceptable precedence. No clear narrative was given for the reasons for the removal of the floors or why the new floors had not been reinstated at the original levels, and one was needed. There was a need for a clear message that this was unacceptable. The improvements to the exterior of the building, and advantages to the Conservation Area, do not provide a trade off to the internal changes.

Conservation Area

Application No & Location	23/00814/FUL & 23/00815/LBA Burley Lodge, Burley Hill, Derby DE22 2ET
Proposals	Erection of outbuilding (garage), fence and gates Erection of outbuilding (garage), fence and gates. Internal alterations to include formation of a porch, installation of a log burning stove and W.C.

Resolved: No Objection

The lodge was sited at the extreme of the city boundary. It was proposed to erect a garage to the rear of the property which would be built in stone to match the historic part of the house. There would be fencing with gates, the double gates were adjacent to the lodge and there would be a gravel driveway to the garage. A bird guard was to be added to the chimneys.

There were some internal alterations which included the addition of a door to form a porch adjacent to the main front doors which were historic but ill-fitting and lost heat. A grate in the hearth of one room would be replaced with a log burner on a raised plinth and the flu would be lined. Within the modern extension the sunken bath would be removed, and a full height enclosure would be built for a WC. A tongue and groove ceiling would be replaced with one of plaster board.

CHAC suggested the stonework was heavy for the garage construction, it was a secondary building, and all the existing secondary buildings are of a lighter weight construction. They asked if there was an option of cladding the building with timber to make it more lightweight. CHAC noted that the building would not be seen from the road.

CHAC had no objection. Although stonework for the garage was acceptable, they expressed preference for a timber boarded more lightweight finish in this location.

Green Lane, Derby Conservation Area

Application No & Location	23/01128/FUL & 23/01129/LBA Land at St Peters Churchyard, Derby, DE1 1NN
Proposals	Erection of ten food and beverage retail unit, external seating area/community space and associated ancillary structures. Partial demolition of boundary wall to create an entrance to site.

Resolved: No Objection subject to concerns about artificial grass in the central area

The officer explained the two previous applications had been brought to CHAC in 2021 and 2022, both had been refused by CHAC.

The proposal and previous proposals were explained, and these included units previously set up alongside the old grammar school which were now in linear form and placed in front of the modern building. There had been debate about the existing wall, was it part of church structure, it had been established that it was part of the corporation road widening scheme. The improvements to the scheme were detailed and included an open artificially grassed area, CHAC were concerned about the use of artificial grass in this area.

CHAC had no objection to the proposals but expressed concerns about the central surface treatment of astroturf/ artificial grass.

33/23 Transforming Cities – Proposals Albert Street and Victoria Street

The Committee received a report from the Head of Planning which was presented by the Conservation Officer. The report gave an update on the proposed cycle way and resurfacing works to Albert Street and Victoria Street within the City Centre Conservation Area.

The Committee were informed that the works were being undertaken with the aim of promoting the use of sustainable transport in and around the City Centre. The scope of the works covered Victoria and Albert Street, Tennant Street, Corporation Street, Derwent Street, Full Street and the Morledge. The works should improve access to employment, retail, and leisure facilities by bus, cycle, foot and encourage more people to access the city in this way.

The project was funded by the Department for Transport's (DFT) Transforming Cities Fund (TCF). The objectives of the work were to promote the use of sustainable transport in Derby City Centre and the wider area by improving:

- Pedestrian, cycle and bus infrastructure and links to existing cycle routes

- The environment and street scent by introducing “greening”.
- Highway assets to increase their life span and reduce maintenance costs.

CHAC made the following comments:

The views shown lack a sense of character and ideally there needs to be more greenery to complement the hard landscaping.

They were concerned about the extent of new York paving and concrete conservation kerbs being put in place and the lack of reuse of the existing grey granite kerbs and York stone in situ. They suggested the old granite kerbs and York stone be recycled rather than throwing away as they are quality materials.

The yellow lines dominated the street scene in the nearby spot cycleway, so it was asked whether the size and amount of yellow lining be reduced, use of narrow primrose or red lining? There were no details on colour of asphalt to bus and taxi laybys and this was needed, if possible Breedon gravel colour for cycle lane would be preferred as the copper orange looks too heavy and signage should be reduced. The cast iron drainage gullies should be retained and repaired.

MINUTES END