

Time Commenced: 17:15
Time Finished: 19:11

CONSERVATION AREA ADVISORY COMMITTEE 23 January 2020

Present:

Chris Twomey, (Vice Chair) RIBA
Carole Craven – Georgian Group
Ian Goodwin - Derby Civic Society
Paul McLocklin - Chamber of Commerce
John Sharpe – Ancient Monuments Society
Cllr Mike Carr – Elected Member
Cllr Jack Stanton – Elected Member
Cllr Robin Wood – Elected Member

Officers in Attendance Chloe Oswald, Conservation and Urban Design Team Leader
Sarah Claxton, Development Control Team Leader

43/19 Apologies

Apologies were received from Chris Collison (Chair), Joan D'Arcy, Derbyshire Archaeological Society, David Ling, Derby Civic Society, Maxwell Craven, Georgian Group.

44/19 Late Items to be introduced by the Chair

There were no late items.

45/19 Declarations of Interest

Declarations of Interest were noted for the following:

Chris Twoomey 19/01783/FUL, Market Hall, Albert Street, Derby DE1 2DB
Paul McLocklin .19/01796/FUL, Bell and Castle, 92-96 Burton Road, Derby, DE1 1TG

46/19 Confirmation of the Minutes of the Meeting held on 05 December 2019

The minutes of the meeting held on 05 December 2019 were agreed as an accurate record.

47/19 Draft Tall Buildings Study

This item was deferred to the meeting on 05 March 2020.

48/19 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.

49/19 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.

50/19 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.

City Centre & Green Lane Conservation Area

Application No. & 19/01245/OUT

Location: "Becketwell" Land off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street and Becketwell Lane, Derby

Proposal: Hybrid application for: Full Planning Permission – Demolition of United Reform Church and associated ground floor units and the creation of a new public square with associated works. Outline Planning Permission – Phased demolition of remaining buildings and structures (with the exception of those fronting Green Lane and the former stable block to the rear of Green Lane). Erection of a phased mixed-use development (Use Classes A1, A2, A3, A5, B1, C3, D1, D2), with all matters reserved for future consideration with the exception of access.

Resolved: To object

The Committee stated that the height reduction of the revised scheme fronting Victoria Street still causes concern regarding harmful impact on heritage assets. The Committee suggested that the tall element should be set back from street frontage to reduce impact otherwise it would have an overbearing impact on listed buildings and the conservation

area in this part of the city centre causing harm to those heritage assets. The Committee were supportive of the public square but felt that the design does not reference Becketwell and was not locally distinctive enough. There is concern about the phasing, bringing the public square forward before the rest of the scheme, and how long redeveloping the site might take unless measures are put in place to ensure a shorter timescale. The quality of the urban design is important. There are benefits in redeveloping the derelict site. Previous comments are still valid. Overall, the proposal would result in less than substantial harm, which must be weighed against the public benefits.

Railway Conservation Area

Application No. & 19/01687/FUL

Location: 1 Midland Road (Former Crown and Cushion Public House), Derby DE1 2SN

Proposal: Retention of change of use of Public House to 2 commercial units at ground floor and 4 apartments on first and second floors

Resolved: No objection

The Committee understood the background to the case and the application to address these. Changes have been made to improve internal spaces in the building. The filled in arched opening on front elevation should be done in relief. There were no objections to the overall change of use

Railway Conservation Area

Application No. & 19/01688/LBA

Location: 1 Midland Road (Former Crown and Cushion Public House) Derby DE1 2SN

Proposal: Retention of change of use of Public House to 2 commercial units at ground floor and 4 apartments on first and second floors.

Resolved: No objection

The Committee understood the background to the case and the application to address these. Changes have been made to improve internal spaces in the building. The filled in arched opening on front elevation should be done in relief. There were no objections to the overall change of use

No Conservation Area

Application No. & 19/01744/FUL

Location: Allestree Hall, Allestree Park, Derby DE22 2EU

Proposal: Change of use of hall to wedding venue/guest accommodation. (Use Class Sui Generis and C1) and change of use of stable block to guest accommodation/hotel. (Use Class C1). Formation of additional car parking spaces, restoration of walled garden, and ancillary works including change of use of existing outbuilding to cafe (Use Class A3)

Resolved: No Objection

The Committee welcomed the applications for this change of use. The scheme was very comprehensive and the amount of research and information provided was commendable. If possible, the fireplace which was to be removed should be reused elsewhere in the building. Where walls are being removed it was suggested that nibs are retained. The retention of the principal spaces for new sensitive uses and limited alterations was welcomed. The supporting documents were appreciated.

No Conservation Area

Application No. & 19/01745/FUL

Location: Allestree Hall, Allestree Park, Derby DE22 2EU

Proposal: Change of use of hall to wedding venue/guest accommodation. (Use Class Sui Generis and C1) and change of use of stable block to guest accommodation/hotel. (Use Class C1). Formation of additional car parking spaces, restoration of walled garden, and ancillary works including change of use of existing outbuilding to cafe (Use Class A3) and retention of turncoated steel to ridge of rear range with lead flashings.

Resolved: No Objection

The Committee welcomed the applications for this change of use. The scheme was very comprehensive and the amount of research and information provided was commendable. If possible, the fireplace which was to be removed should be reused elsewhere in the building. Where walls are being removed it was suggested that nibs are retained. The retention of the principal spaces for new sensitive uses and limited alterations was welcomed. The supporting documents were appreciated.

City Centre Conservation Area

Application No. & 19/01783/FUL

Location: Market Hall, Albert Street, Derby DE1 2DB

Proposal: Roof repair works to include a new patent glazing system to the ridge, new ventilation louvres, and re-fixing of existing finials. New liquid roof finish to replace existing. Removal of the existing roof access ladder, and installation of new ridge and gutter safety walkways and access ladders. Installation of new internal stair at first floor with new dormer to access roof.

The Chair declared his interest in this item and left the room. An acting chair was nominated for this item.

Resolved: No Objection subject to the colour of the hand rail which should blend in with the main roof appearance. A recessive colour, such as grey, would be appropriate.

City Centre Conservation Area

Application No. & 19/01784/LBA

Location: Market Hall, Albert Street, Derby DE1 2DB

Proposal: Roof repair works to include a new patent glazing system to the ridge, new ventilation louvres, and re-fixing of existing finials. New liquid roof finish to replace existing. Removal of the existing roof access ladder, and installation of new ridge and gutter safety walkways and access ladders. Installation of new internal stair at first floor with new dormer to access roof.

The Chair declared his interest in this item and left the room. An acting chair was nominated for this item.

Resolved No Objection subject to the colour of the hand rail which should blend in with the main roof appearance. A recessive colour, such as grey, would be appropriate.

No Conservation Area

Application No. & 19/01796/FUL

Location: Bell and Castle, 92-96 Burton Road, Derby, DE1 1TG

Proposal: Refurbishment of six bedsits (Use Class C3) at first and second floor level and erection of access stairs and walkway to the rear elevation and installation of new windows and doors.

Resolved No objections to the proposed reuse of the building for residential use. Defer this item for further information as detailed below.

The committee raised concerns about the loss of lime ash floor and proposed new windows. The Heritage Statement does not have sufficient information about the history of the rear building as a former weaver's cottage. The committee suggested more information was needed on this to understand the building fully before consideration of the proposals. Historic features in the upper floor should be retained. Significant changes would be made to first floor elevation to form the doorway openings and potential for breaking up walkway into two sections. There were no objections to the proposed reuse of the building for residential use.

No Conservation Area

Application No. & 19/01797/FUL

Location: Bell and Castle, 92-96 Burton Road, Derby, DE1 1TG

Proposal: Alterations to include erection of access stairs and walkway to the rear elevation, installation of doors and windows, removal of part of the lime ash floor, stairway and extraction flue to form six bedsits at first and second floor levels.

Resolved No objections to the proposed reuse of the building for residential use.

Defer this item for further information as detailed below.

The committee raised concerns about the loss of the lime ash floor and the proposed new windows. The Heritage Statement does not have sufficient information about the history of the rear building as a former weaver's cottage. The committee suggested more information was needed on this to understand the building fully before consideration of the proposals. The historic features in the upper floor should be retained. Significant changes would be made to first floor elevation to form the doorway openings and potential for breaking up walkway into two sections. There were no objections to the proposed reuse of the building for residential use

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Minutes End