

CONSERVATION AREA ADVISORY COMMITTEE 3 April 2014

Present:	Mr D Ling	Chair
	Mr C Collison	Institute of Historic Building Conservation
	Mr M Mallender	Co-opted Member
	Mrs J D'Arcy	Derbyshire Archaeological Society
	Mr J James	Chamber of Commerce
	Councillor R Wood	Elected Member
	Councillor Turner	Elected Member

60/13 Apologies

Apologies for absence were received from Mr S Hodgkinson, Mr P Billson, Councillor Carr, Mrs Carol Craven and Mr M Craven

61/13 Late Items

A Report from the Chair of the Conservation Area Advisory Committee was presented to the Committee; this related to an application DER/02/14/00198- Land off North Avenue, Darley Abbey, Derby which the Committee considered on 6 March 2014. The report provided further information to reinforce and further explain the decision the Committee had reached which **"recommended refusal on the grounds that it was detrimental to the World Heritage site and encroached into the buffer zone and green wedge"**.

The report was endorsed and accepted by the Committee.

62/13 Declarations of Interest

There were no declarations of interest.

63/13 Minutes of the meeting held on 6 March 2014

The minutes of the meeting held on 6 March 2014 were confirmed as a correct record and signed by the Chair.

64/13 Applications to be considered

Friar Gate Conservation Area

Application No. & Location: DER/09/13/01106- Land at Agard Street / Friar Gate / Ford Street, Derby

Proposal: Erection of 3-7 storey buildings comprising office use (use class B1(A)) and ancillary retail/leisure units (Use Classes A1 (retail), A2 (financial and professional services), A3 (Restaurant/Cafe), A4 (Drinking establishments), D1 (Non residential institutions), D2 (Assembly and Leisure)) with associated access and car parking - re-submission of previously approved permission DER/09/08/01676 to include flexible use of ground floor Phase 2.

Listed Building: GD2

The Committee received a lengthy presentation from representatives of the developer of this site. This proposal is Phase 2 of a larger development. Phase 1 was given planning permission in 1999 and completed in 2011. The plans for Phase 2 were different to those originally presented in September 2013 because the developers had noted the concerns and comments of the Conservation Area Advisory Committee regarding the future of Friar Gate Bridge and access to it from the new development.

The Committee discussed the differences between the original plan for Phase 2 and the ones presented today which included a narrower building but with more floors which would add height to the overall structure. Access to Friar Gate Bridge was no longer a feature of this proposal.

Resolved to object and recommended refusal on following grounds:

- 1) **the proposed additional height of the Phase 2 building would cause detriment to the Friar Gate conservation area and adjacent listed buildings due to increased visibility from Friar Gate.**
- 2) **the previously approved application included access to the bridge through the site but this application didn't include access to the bridge.**

City Centre Conservation Area

Application No. & Location: DER/01/14/00029- Bramble Business Centre, Becket Street, Derby, DE1 1HT

Proposal: Change of use from offices (use class B1) to 13 apartments (use class C3)

Listed Building: GD2

It was noted that the window replacement and cladding to the modern 1960/70's building was no longer part of this application and a separate future Listed Building Application would be made to cover these items.

Resolved to raise no objections subject to the condition of controlling new materials and the type of windows and doors proposed, it was recommended windows to the brick extension should match the original sash windows.

City Centre Conservation Area

Application No. DER/01/14/00030- Bramble Business Centre, Becket Street, Derby,
& Location: DE1 1HT
Proposal: Change of use from offices (use class B1) to 13 apartments (use class C3)
Listed Building: GD2

It was noted that the window replacement and cladding to the modern 1960/70's building was no longer part of this application and a separate future Listed Building Application would be made to cover these items.

Resolved to raise no objections subject to the condition of controlling new materials and the type of windows and doors proposed to the brick extension, it was recommended windows should match the original sash windows.

City Centre Conservation Area

Application No. DER/03/14/00322- Land at Cathedral Green, Full Street, Derby
& Location:
Proposal: Display of free standing advertising event board.
Listed Building: GD2

This application had been withdrawn.

City Centre Conservation Area

Application No. DER/03/14/00330- Assembly Rooms, Market Place, Derby, DE1 3AH
& Location:
Proposal: Display of non illuminated post sign
Listed Building:

Resolved to raise no objections but recommended the background colour of the sign, the posts, rear of sign and surround be muted to be less obtrusive.

Others - not in Conservation Areas Conservation Area

Application No. DER/02/14/00211- Highway verge adjacent to Fields Farm, Duffield
& Location: Road, Derby
Proposal: Display of non illuminated post sign
Listed Building:

Resolved to raise no objections but recommended the background colour of the sign the posts, rear of sign and surround be muted to be less obtrusive and blend with the natural surroundings of the immediate area.

City Centre Conservation Area

Application No. DER/03/14/00333- 28-32 Iron Gate, Derby, DE1 3GL (The Standing
& Location: Order P H)
Proposal: Display of externally illuminated hanging sign
Listed Building: GD2

Resolved to raise no objections.

City Centre Conservation Area

Application No. DER/03/14/00334- 28-32 Iron Gate, Derby, DE1 3GL (The Standing
& Location: Order P H)
Proposal: Display of externally illuminated hanging sign
Listed Building: GD2

Resolved to raise no objections.

Darley Abbey Conservation Area

Application No. DER/03/14/00318- Long Mill and West Mill Darley Abbey Mills, Darley
& Location: Abbey, Derby, DE22
Proposal: Demolition of loading bay, two storey stairwell extension to former
`Mechanics Shop` together with repairs to mills
Listed Building:

Resolved to raise no objections but a condition should be put in place to record the interesting roof structures of the buildings and it was recommended that it be published beyond the normal Historic Environment Record and Derby City Local Studies Library and the Committee suggested it be placed in the relevant technical journal given its importance.

Leylands Estate Conservation Area

Application No. DER/03/14/00379- Eborn House, Broadway, Derby, DE22 1AY
& Location:
Proposal: Rendering of external walls, repairs to the roof together with rebuilding of chimney, of external stonework and internal repairs Repainting and repairs to sash windows and installation of metal handrails to front entrance steps and formation of raised crossing.
Listed Building: GD2

Resolved to raise no objections but recommended that officers negotiate the following conditions:

- 1) the use of appropriate materials and conservation building techniques, including using the correct render**
- 2) relocation of the handrails to be as far to the sides of either side of the porch as possible, not attached to the walls but secured to the floor.**

Spondon Conservation Area

Application No. DER/03/14/00361- Linden, Potter Street, Spondon, Derby, DE21 7LH
& Location:

Proposal: Installation of a pitched roof to single storey extension

Listed Building:

Resolved to raise no objections.

Strutt's Park Conservation Area

Application No. DER/01/14/00074- 85-89 King Street, Derby, DE1
& Location:

Proposal: Refurbishment of commercial ground floor units together with formation of 6 residential units on first and second floors. Installation of glazing and repair to external masonry including bricking up of existing openings

Listed Building:

Recommended refusal due to the proposals proximity to the grade I St Helen's House and grade II Severn Stars Public House, so affecting negatively their setting and the Strutt's Park Conservation Area. It was recommended that the following, be considered by the applicant in developing their proposal:

- 1) the proposed alteration plans should be informed by more detailed historical research, in particular with reference to the shop fronts and elevations, and with reference to the Derby City Council Shop front and advertisement guide.**
- 2) no additional apertures, only the original apertures be retained**
- 3) existing original sash windows be repaired and any replacement windows match the original sash design and material specification**
- 4) the historic sign at the gable end facing south should be retained.**

Strutt's Park Conservation Area

Application No. DER/03/14/00303- 13 Duffield Road, Derby, DE1 3BB

& Location:

Proposal: Single storey rear extension to dwelling house (enlargement of kitchen/dining room) in connection with change of use of dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 people

Listed Building:

Resolved to defer the application to a future meeting when a more up to date proposal would be available.