

## CONSERVATION AREA ADVISORY COMMITTEE 22 October 2015

Present:

Chris Collison	(Vice Chair) Co-optee
Joan D'Arcy	Derbyshire Archaeological Society
David Ling	Co-optee
Ian Goodwin	Derby Civic Society
Neil Robertson	Institute of Historic Building Conservation
Councillor Robin Wood	Elected Member

### 35/15 Apologies

Apologies were received from Maxwell Craven (Chair), Carol Craven, J James, Councillor Tittley, Councillor Carr, Councillor Turner and John Sharpe.

### 36/15 Late items to be introduced by the Chair

#### Friar Gate Conservation Area

**Application No. & Location:** DER/08/15/01042 - Agard Street Car Park, Agard Street, Derby, DE1 1DZ

**Proposal:** Erection of student accommodation (Sui Generis Use Class), provision of new stair connection to Friar Gate Bridge, removal and reinstatement of tram tracks, landscaping, courtyard and associated works

**Expiry Date:** 16/11/2015

**Listed Building:** GD2

The Committee received a late item which was brought to this meeting as a decision had to be reached by the date of the next Planning Control Committee meeting on 26 November 2015. The Members discussed this proposal, comparing this application with the previous one which was submitted to the 17 September 2015 Conservation Area Advisory Committee.

The Committee still considered the design of the building to be inferior to the approved scheme and re-iterated concerns about its scale and mass. The Committee remained disappointed that a link to Friar Gate Bridge would not be provided as part of the development. Preliminary views of the building's revised elevations were reviewed at the meeting and several detailed design suggestions were made by the Committee, which included wrapping the brickwork around the front (Agard Street) elevation of the building, the introduction of copper detail on the building and the use of a set back on the upper floors of the building. The Committee commented that the ground floor detail on the building also needed to be correct as full details were not presented. The Committee felt the elevations were heading in a better direction and considered the revised elevation strategy to be less harmful to the character and appearance of the Conservation Area than the scheme which had been reviewed at the previous meeting.

#### 37/15      Declarations of Interest

There were no declarations of interest.

#### 38/15      Minutes of the meeting held on 17 September 2015

These were agreed to be an accurate record of the meeting held on 17 September 2015.

#### 39/15      Items determined since the last meeting

Resolved to note the report.

#### 40/15      George Rennie Award Recommendations

The Committee received a report presented on behalf of the Acting Strategic Director of Communities and Place which invited recommendations to be short listed for an annual award which is made by the Conservation Area Advisory Committee in memory of the services of a former long standing Conservation Officer for the city, George Rennie.

The Committee make the awards in recognition of the care and skill with which conservation projects and new build projects within conservation areas, completed in the previous 12 months, have been designed and implemented. The buildings short-listed for consideration of being awarded George Rennie Award 2015 so far were:

- Britannia Cafe
- Friar Gate Shop Fronts 13 - 15a Friar Gate
- The Old Bell Hotel
- Former Boots Building corner of St Peter's Street and East Street
- The Shot Tower, Morledge
- Liversage Trust for work at Alice Street, Keys Street and Robert Street

41/15      Applications to be considered

**Allestree Conservation Area**

**Application No. &** DER/09/15/01182 - 5-7 Cornhill, Allestree, Derby, DE22 2GG

**Location:**

**Proposal:** Installation of replacement windows with slate cills and headers, re-positioning of rainwater pipe, reinstatement of storm porch and brick arch to doorway and installation of render to the front elevation

**Expiry Date:** 17/11/2015

**Listed Building:**

**Resolved to raise no objection.**

**City Centre Conservation Area**

**Application No. &** DER/07/15/00888 - Bramble House, Bramble Street, Derby, DE1

**Location:** 1HT

**Proposal:** Alterations to include facade refurbishment

**Expiry Date:** 02/09/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to raise no objections but suggested the colour of the brickwork be taken into consideration and the materials conditioned to control their appropriateness.**

**City Centre Conservation Area**

**Application No. &** DER/07/15/00887 - Bramble House, Bramble Street, Derby, DE1

**Location:** 1HT

**Proposal:** Facade refurbishment

**Expiry Date:** 04/09/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to raise no objections but suggested the colour of the brickwork be taken into consideration and the materials conditioned to control their appropriateness.**

**City Centre Conservation Area**

**Application No. &** DER/09/15/01224 - 32-34 Corn Market, Derby, DE1 2DG

**Location:**

**Proposal:** Display of one externally illuminated fascia sign

**Expiry Date:** 25/11/2015

**Listed Building:**

**Recommendation:** No Recommendation

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**Resolved to raise no objection.**

**City Centre Conservation Area**

**Application No. &** DER/09/15/01159 - 11-12 Corn Market, Derby, DE1 1QH

**Location:**

**Proposal:** Retention of display of screen-printed image on debris netting attached to temporary scaffolding

**Expiry Date:** 26/11/2015

**Listed Building:**

**Recommendation:** No Recommendation

**Resolved to object and recommend refusal on the grounds that the banner is detrimental to the character and appearance of the conservation area.**

**City Centre Conservation Area**

**Application No. &** DER/09/15/01216 - 20-21 Iron Gate, Derby, DE1 3GP

**Location:**

**Proposal:** Alterations to front elevation of building including replacement of part of roof, coping stones and rain water goods together with the installation of up-lighting.

**Expiry Date:** 01/12/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to raise no objection subject to the following conditions:**

- 1) the colour of the light be appropriate
- 2) The intensity of the light is in keeping with the conservation area.

**City Centre Conservation Area**

**Application No. &** DER/09/15/01215 - 20-21 Iron Gate, Derby, DE1 3GP

**Location:**

**Proposal:** Alterations to front elevation of building including replacement of part of roof, coping stones and rain water goods together with the installation of up-lighting.

**Expiry Date:** 01/12/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to raise no objection subject to the following conditions:**

- 1) the colour of the light be appropriate and in keeping with the conservation area

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- 2) The intensity of the light should be in keeping with and not detrimental to the conservation area.

**Friar Gate Conservation Area**

**Application No. &** DER/09/15/01126 - Roman House, Friar Gate, Derby, DE1 1XA

**Location:**

**Proposal:** Alterations to include installation of replacement windows, erection of sub-station and waste compounds

**Expiry Date:** 30/10/2015

**Listed Building:**

**Recommendation:** No Recommendation

**Resolved to recommend refusal on the following grounds:**

- 1) the proposed replacement windows neither preserve or enhance the conservation area
- 2) the proposed replacement windows should have a central horizontal division to reflect the design of the original windows
- 3) Window frames constructed of UPVC are not acceptable in a conservation area.

**Friar Gate Conservation Area**

**Application No. &** DER/09/15/01147 - 117 Friar Gate, Derby, DE1 1EX

**Location:**

**Proposal:** Retention of installation of ATM to the front elevation

**Expiry Date:** 05/11/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to recommend refusal as the proposal was harmful to the significance of the listed building, fails to preserve or enhance the character or appearance of the conservation area and has an unbalancing impact on the shop front and the whole building frontage.**

**Friar Gate Conservation Area**

**Application No. &** DER/08/15/01101 - 117 Friar Gate, Derby, DE1 1EX

**Location:**

**Proposal:** Retention of ATM

**Expiry Date:** 13/11/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to recommend refusal as the proposal was harmful to the significance of the listed building, fails to preserve or enhance the character or appearance of the**

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conservation area and has an unbalancing impact on the shop front and the whole building frontage.

### **Friar Gate Conservation Area**

**Application No. &** DER/08/15/01102 - 117 Friar Gate, Derby, DE1 1EX

**Location:**

**Proposal:** Retention of display of internally illuminated ATM surround

**Expiry Date:** 13/11/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

Resolved to recommend refusal as the proposal was harmful to the significance of the listed building, fails to preserve or enhance the character or appearance of the conservation area and has an unbalancing impact on the shop front and the whole building frontage. Internally illuminated surround was thought to be wholly inappropriate.

### **Green Lane & St. Peters Conservation Area**

**Application No. &** DER/09/15/01187 - Former United Reformed Church, Gower Street,

**Location:** Derby, DE1 1SD

**Proposal:** Change of use from public house (use class A4) to eight apartments (use class C3) to include alterations to existing windows and installation of additional windows, doors and roof lights

**Expiry Date:** 23/11/2015

**Listed Building:**

**Recommendation:** No Recommendation

Resolved to raise no objection subject to the following:

- 1) That the church window heads are retained and subject to appropriate new doorway details to the rear elevation.
- 2) That the conservation roof lights were flush with the roof slope.

### **Others - not in Conservation Area**

**Application No. &** DER/07/15/00902 - Derbyshire Royal Infirmary, London Road,

**Location:** Derby, DE1 2QY

**Proposal:** Re-development of former Derbyshire Royal Infirmary site to form mixed use development comprising retail (use class A1), cafe/restaurant (use class A3), public house (use class A4), offices (use class B1), residential (use class C3) and formation of associated car parking. Approval of reserved matters of layout, appearance, and landscaping on Zone 5 of previously approved planning permission Code No.

DER/11/10/01429/PRI

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**Expiry Date:** 12/10/2015

**Listed Building:** LOC

**Recommendation:** No Recommendation

**Resolved to raise no objection subject to the following:**

- 1) That the materials and design details were appropriate when viewed from the conservation area these included;
  - a. and the roof material was natural slate,
  - b. That the windows were recessed in reveal rather than flush,
  - c. That the rain water goods were pressed metal rather than UPVC
- 2) That there was a landscaping condition controlling landscape and treatment of existing and new boundary treatments.
- 3) That a phasing plan is submitted so that the repair of the properties on Osmaston Road are repaired, as a matter of urgency, and new properties on the site are not occupied until these buildings within the conservation area have been appropriately repaired.

**Others - not in Conservation Area**

**Application No. &** DER/09/15/01183 - The Orangery Cafe, Markeaton Craft Village,

**Location:** Markeaton Park, Derby, DE22 3BG

**Proposal:** Installation of two external extraction flues

**Expiry Date:** 17/11/2015

**Listed Building:** GD2

**Recommendation:** No Recommendation

**Resolved to raise no objection subject to the following conditions:**

- 1) Should hot food cease to be made in this location that the flues and vents are removed and the roof covering be reinstated.
- 2) That the flue be painted the same colour as the roof.

**Others - not in Conservation Area**

**Application No. &** DER/09/15/01172 - Land off North Avenue, Darley Abbey, Derby,

**Location:** DE22

**Proposal:** Outline for residential development of up to 49 dwellings and areas of open space.

**Expiry Date:** 18/12/2015

**Listed Building:**

**Recommendation:** No Recommendation

**Resolved to recommend refusal on the following grounds:**

- 1) The proposal was detrimental to the Derwent Valley Mills World Heritage Site (DVMWHS). In addition, the intrinsic value of the DVMWHS is the intrinsic

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value is the relationship between the built and natural form, the openness of the valley and in particular the way in which the mills were built in a rural landscape. The landscape is a key part of the Outstanding Universal Value of the DVMWHS.

2) It encroached into the buffer zone and green wedge.

**Spondon Conservation Area**

**Application No. &** DER/09/15/01123 - 4 West Road, Spondon, Derby, DE21 7AB

**Location:**

**Proposal:** Demolition of outbuilding. Single storey side and rear extensions to dwelling house (utility room, shower room and enlargement of lobby and store room)

**Expiry Date:** 29/10/2015

**Listed Building:**

**Recommendation:** No Recommendation

Resolved to have no objection subject to the building being of no merit to the architectural and historic interest of the conservation area. It was requested that the Conservation Officer took a closer look at the outbuilding to be demolished. If the building was found to be of interest the photographs and further information to be brought back to the next Meeting for consideration.

**Strutt's Park Conservation Area**

**Application No. &** DER/09/15/01112 - 20 Otter Street, Derby, DE1 3FB

**Location:**

**Proposal:** Single storey rear extension to dwelling house (enlargement of kitchen/dining area)

**Expiry Date:** 29/10/2015

**Listed Building:**

**Recommendation:** No Recommendation

Resolved to raise no objection.

**Strutt's Park Conservation Area**

**Application No. &** DER/08/15/01074 - 23 North Parade, Derby, DE1 3AY

**Location:**

**Proposal:** Installation of window in the south elevation at second floor height

**Expiry Date:** 05/11/2015

**Listed Building:**

**Recommendation:** To Grant with Conditions

Resolved to raise no objection.

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**Strutt's Park Conservation Area**

**Application No. &** DER/10/15/01239 - The Poplars, 93 Arthur Street, Derby, DE1 3EJ

**Location:**

**Proposal:** Installation of replacement windows in the front elevation

**Expiry Date:** 01/12/2015

**Listed Building:**

**Recommendation:** No Recommendation

**Resolved to raise no objection.**

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