

CONSERVATION AREA ADVISORY COMMITTEE
11 December 2014

Present:	Mr D Ling	Chair
	Mrs J D'Arcy	Derbyshire Archaeological Society
	Mrs C Craven	Georgian Group
	Councillor R Wood	Elected Member
	Councillor R Turner	Elected Member
	Mr C Collison	Institute of Historic Building Conservation
	Mr J Sharpe	Ancient Monuments Society
	Mr J James	Chamber of Commerce

34/14 Apologies

Apologies were received from Councillor M Carr and Mr S Hodgkinson and Mr M Craven.

35/14 Late Items

There were no late items.

36/14 Declarations of Interest

There were no declarations of interest.

37/14 Minutes of the meeting held on 20 November 2014

The minutes of the meeting held on 20 November were accepted as a true and accurate record.

38/14 Items determined since last meeting

Resolved to note the report.

39/14 Friar Gate Bridge

The Committee received a report which informed them the possibilities of what can be done with Friar Gate Bridge and how much it would cost. A study had been commissioned by Planning and Regeneration departments.

The report outlined the findings of the study and identified the options to assist in the conservation of the Friar Gate Bridge which is a grade II listed structure. The report helped inform officer discussions over the last few months to attempt to identify a suitable way forward to both conserve this important heritage asset and to bring forward the sensitive regeneration of the wider Friar Gate Goods Yard.

The concluding report consisted of two parts. The first part identified a variety of schemes of repair work to the bridge together with the associated costs (based on 5, 10 and 10+ years, taking into account works as necessary to accommodate different uses on the structure). The second part was an options appraisal for possible uses, which analysed the costing options and which was not complete.

The three main repair work options considered in the first part of the study were:

Option 1: Do Minimum Works (circa £22,500) - a short term holding operation to make the Bridges safe and allow the netting to be removed from the outside faces. Decay is managed but not generally halted.

Option 2: Stabilise condition for the medium term (circa £239,700) - with 5-10 year paint coatings life, extendable with maintenance. Improves aesthetic appearance by painting and returns the structures to a condition in which they could be used for light loadings.

Option 3: Restoration for the longer term (circa £886,100) - with 10 + years coatings life, extendable with maintenance, it improves aesthetic appearance and returns the structures to a condition in which they could be used for medium loadings.

The findings in the first part of the Study by the expert metalwork consultant suggest that Option 2 would provide the best value for money.

Resolved to note the report and recommended that Derby City Council take urgent steps to carry out the repair works listed in the report, Option 2 was considered by the Committee to present the best value for money.

40/14 Applications to be considered

Appendix 2

City Centre Conservation Area

Application No. DER/11/14/01524- HSBC, 1 St. Peters Street, Derby, DE1 2AE
& Location:

Proposal: Alterations to facilitate the installation of 4 ATMs

Listed Building: GD2

Resolved to raise no objections, with the condition that there is no further disturbance to the original fabric of the building.

City Centre Conservation Area

Application No. DER/11/14/01525- HSBC, 1 St. Peters Street, Derby, DE1 2AE
& Location:

Proposal: Installation of 3 replacement ATMs

Listed Building: GD2

Resolved to raise no objections, with the condition that there is no further disturbance to the original fabric of the building.

Darley Abbey Conservation Area

Application No. DER/11/14/01519- 45 Church Lane, Darley Abbey, Derby, DE22 1EX
& Location:

Proposal: Formation of vehicular access and hardstanding

Listed Building:

Resolved to recommend refusal of this application due to it being detrimental to the conservation area as it would cause unnecessary urbanisation of the grass verge, which provides a positive setting for the listed church opposite the application address.

Friar Gate Conservation Area

Application No. DER/10/14/01449- The Coach House, Mill Street, Rear of 64 Friar Gate, Derby, DE1 1DJ
& Location:

Proposal: Change of use from offices (Use Class B1) to 4 apartments (Use Class C3) together with two storey extension

Listed Building:

Resolved to raise no objections to the change of use aspect of the application but recommend refusal of this application due to the impact of the size of proposed extension would have on the nearby listed building and detrimental impact on the character of the conservation area. The Committee would welcome the opportunity to consider a less intense plan for the extension.

Friar Gate Conservation Area

Application No. DER/10/14/01450- The Coach House, Mill Street, Rear of 64 Friar

& Location: Gate, Derby, DE1 1DJ

Proposal: Change of use from offices (Use Class B1) to 4 apartments (Use Class C3) together with two storey extension

Listed Building:

Resolved to raise no objections to the change of use aspect of the application but recommended refusal of this application due to the impact of the size of proposed extension would have on the nearby listed building and detrimental impact on the character of the conservation area. The Committee would welcome the opportunity to consider a less intense plan for the extension.

Friar Gate Conservation Area

Application No. DER/11/14/01553- 1 St. Johns Terrace, Derby, DE1 3LJ

& Location:

Proposal: Re-roofing of rear extension including installation of 5 roof lights, partial demolition of boundary wall and removal of internal window, two courses of bricks and a door

Listed Building: GD2

Resolved to object to or recommend the following:

- 1. the replacement of the existing plastic roof with slate is acceptable**
- 2. the number of roof lights should be restricted to two**
- 3. partial demolition of the boundary wall was objected to as it is part of the character of the conservation area, so the proposal would therefore be detrimental to the conservation area.**

Green Lane & St. Peters Conservation Area

Application No. DER/11/14/01582- 18 St. Peters Street, Derby, DE1 1SH

& Location:

Proposal: Display of halo illuminated fascia sign and externally illuminated hanging sign

Listed Building:

Resolved to raise no objections.

MINUTES END