

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

CONSERVATION & HERITAGE ADVISORY COMMITTEE

29 February 2024

Present: Councillor Sue Bonser
Councillor Jonathan Smale
Chris Collison, Co-opted Member
Carole Craven, Georgian Group
Maxwell Craven, Victorian Group
Robert Evans, C20 Society
Ian Goodwin, Derby Civic Society
Paul McLocklin, Chamber of Commerce (Vice-Chair),
Chris Twomey, RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

48/23 Apologies

Apologies were received from David Ling, Co-opted Member and James Boon, Derbyshire Historic Buildings Trust

49/23 Late Items to be introduced by the Chair

There were no late items.

The Committee were informed that David Ling had resigned as a Co-opted member. He was thanked for his long service and contributions to the Committee.

Robert Evans was introduced and welcomed to the Committee as a representative from the C20 Society.

50/23 Declarations of Interest

M Craven declared an interest in 23/00716/FUL and 23/00717/LBA he would leave the room for this item.

51/23 Confirmation of the Minutes of the Meeting held on 11 January 2024

The minutes of the meeting held on 11 January 2024 were agreed as a correct record. Proposer: C Collison Secoder: Cllr Smale

52/23 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. Concern was raised about the

mess of RWG and gas pipework to the rear/side of 85 King Street, and asked for a letter to be sent to the owner stating that the visual appearance was disappointing.

Resolved to note the report.

53/23 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.

54/23 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.

Hartington Street, Derby Conservation Area

Application No & Location	23/000716/FUL & 23/00717/LBA Wilderslowe House, London Road and 121 Osmaston Road, Derby
Proposals	Change of use and alterations to Wilderslowe House to form 14 flats and change of use of 121 Osmaston Road to form a dwelling house (Use Class C3). Alterations in association with change of use to Wilderslowe House to form 14 flats (Use Class C3).

Resolved: No Objection

MC left the room.

The proposal was first brought last August, concern was raised then about the loss of the Conservatory and the layout and alignment of the proposed Lodge extension - these issues have now been addressed. However, there are now floor structure changes proposed - which would need access to assess. The Committee highlighted the need for an agreement of scope and method statement for the extent of repair or replacement to the floors, ceilings including their alignment and relationship to window heads etc. The statement should also include extent of repair or replacement of windows and joinery.

It was also suggested there should be a condition to record and agree retention or reinstatement of elements of architectural features within the building such as plaster cornices, ceiling decorations etc including reinstatement of the plaster arch in main entrance hall. The changes to the extension to lodge building and retention of the conservatory were noted and the investment, repair and reuse of the buildings was welcomed.

Friar Gate, Derby Conservation Area

Application No & 23/001102/FUL & 23/01109/LBA

Location Land and Former Bonded Warehouse and Engine House
Former Friar Gate Goods Yard Friar Gate, Stafford Street, and
Great Northern Road Derby DE1 1JL.

Proposals Restoration and Change of use of the Bonded Warehouse
(Use Class E), Restoration and Change of use of the Engine
House (Use Class E) and the erection of up to 280 dwellings
(Use Class C3), landscaping, access and cycle provision,
sustainable drainage, public and private open space,
earthworks, and the partial demolition of existing railway
arches.

Restoration, alteration and conversion of the Bonded
Warehouse and Engine House (Use Class E) and demolition
of existing arches structures adjacent Friar Gate bridge with
part retention of facade.

Resolved: No Objection

The original proposal for the office building was demolition of sub dividing walls, it was now proposed to have less demolition and to leave nibs to show where the walls used to be aligned. The windows in the former office areas are now proposed to be timber sash windows. To the rest of the building the cast iron windows are still proposed to be removed and windows to match the design would be installed.

The main changes in the Engine Shed were the number of rooflights and how they aligned to the roof, it was proposed to have rooflights in three sets of three. The Committee again asked that the number of rooflights to the engine shed be reduced and placed in sets of two to line up better with windows below.

A viability statement was still needed for Friar Gate Bridge. The demolition of the arches was an undesirable element of the proposal, and their reuse should be explored. The outcome of the viability report was needed as part of the justification for the extent of demolition.

There was one change to the gable end of the building close to Friar Gate Bridge, which the committee had suggested should be pushed further back and be built in red brick. The gable end would stay in its original position, but red brick would be used instead. It was noted that there was currently no access to the Bridge for maintenance purposes.

The Committee welcomed the scheme as a whole and were supportive of investment going into the site to rescue and repurpose the historic buildings.

City Centre, Derby Conservation Area

Application No & 24/00020/FUL

Location 23 St Mary's Gate, Derby, DE1 3JR.

Proposals

Change of use from offices (Use Class E(g) to four flats in multiple occupation (Sui Generis) (33 occupants) including a two-storey rear extension, roof alterations, an additional floor, and associated alterations

Resolved: Strong Objection

The Committee felt that the proposal did not preserve or enhance the character or appearance of the Conservation Area or setting of the many nearby Grade I and II Listed Buildings. The development was too intensive, inappropriate in terms of height, and the treatment of the fourth floor with dormer windows was not appropriate. There was an absence of analysis in terms of what was important about the building, the existing 1930's curved building contributed positively to the Conservation Area.

The Committee objected to the proposal due to the negative and harmful impact on the townscape, its sensitive location in the conservation area, and setting of nearby listed buildings and views to the Cathedral. The Committee preferred that this building should come back into use as it is, because it contributed so much to the townscape.

MINUTES END