

ITEM 5b

Time Commenced: 17:15
Time Finished: 19:10

CONSERVATION AREA ADVISORY COMMITTEE 14 June 2018

Present: Maxwell Craven – Georgian Group
Chris Twomey – Royal Institute of British Architects
Paul McLocklin – Chamber of Commerce
David Ling – Derby Civic Society
Ian Goodwin – Derby Civic Society
Cllr Robin Wood – Elected Member
Cllr Jack Stanton – Elected Member
Cllr Eric Ashburner – Elected Member

Officers in Attendance Chloe Oswald – Conservation Team Leader
Chris Partrick – Conservation Officer
Jackie Waring – Democratic Services Officer

01/18 Apologies

Apologies were received from Chris Collison, John Sharpe, Carole Craven and Joan D'Arcy

02/18 Election of Chair and Vice Chair

Chris Collison was elected as the new Chair of CAAC
Maxwell Craven was elected as Vice Chair of CAAC. However, in Chris Collison's absence Maxwell Craven agreed to Chair the next two meetings of CAAC as the Vice Chair and would then step down if another member would like to stand as Vice Chair.

Cllr Eric Ashburner was welcomed to the Committee

03/18 Late Items to be introduced by the Chair

Chair accepted one late item as detailed on an addendum report

04/18 Declarations of Interest

Paul McLocklin declared an interest in 30/32 Green Lane and left the room whilst this item was discussed.

Chris Twomey declared an interest in land off Phoenix Street and left the room when this item was discussed. Chris Twomey also declared an interest in Item 6, Friar Gate Bridge and agreed to leave the room whilst any debate took place.

05/18 Confirmation of the Minutes of the Meeting held on 19 April 2018

The minutes of the meeting held on 19 April 2018 were agreed as an accurate record subject to the following amendment:

iStrutt's Park Conservation Area

Application No. & Location: DER/01/18/00073 - 105 & 105A Duffield Road, Derby

The word "*which*" be insert in the resolution.

No objection to change of use but object to the porch *WHICH* does not preserve or enhance the character or appearance of the conservation area. Suggest that the design is corrected and revised.

Minutes of the Meeting held on 8 March 2018

53/17 Draft Agard Street Characteristics and Draft Design Guidance

"CAAC also discussed their concerns about the "cannon effect" of Agard Street"

Amend the word "cannon" to "canyon"

06/18 CAAC start time

CAAC were asked to consider the start time of future CAAC meetings as this had been discussed at the Council's Annual General Meeting.

Resolved to keep the current start time of 5:15pm for future CAAC meetings

07/18 Friar Gate Bridge

The Committee were asked to receive a report of the Strategic Director of Communities and Place on Friar Gate Bridge – Draft options Viability Study and Option Appraisal Cost Report. The report detailed how the Friends of Friar Gate Bridge charity, supported by the Heritage Lottery Fund had commissioned Latham's to undertake an Options Viability Study and Options Appraisal Cost report. CAAC were asked to consider and comment on these draft documents.

Resolved to:

1. **Note the report.**
2. **CAAC commented on the need for destination and access routes.**
3. **Committee asked that the Friends kept them updated on further developments.**

08/18 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.

09/18 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.

10/18 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.

No Conservation Area

Application No. & DER/01/18/00087 - 100 St. Chads Road, Derby

Location:

Proposal: Alterations in association with the change of use from a dwelling house to six flats, two studio apartments (use class C3) and one flat in multiple occupation (use class C4) including rear extensions

Expiry Date: 03/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00087>

Resolution

No objection in principal – However CAAC regretted the loss of the staircase within the plan and expressed some concerns about compliance with Building Regs regarding the single external escape route

No Conservation Area

Application No. & DER/01/18/00086 - 100 St. Chads Road, Derby

Location:

Proposal: Change of use from dwelling house to six flats, two studio apartments (use class C3) and one flat in multiple occupation (use class C4) including rear extensions

Expiry Date: 03/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00086>

Resolution

No objection in principal – However CAAC regretted the loss of the staircase within the plan and expressed some concerns about compliance with Building Regs regarding the single external escape route

No Conservation Area

Application No. & DER/04/18/00498 - 117 Chaddesden Lane, Chaddesden, Derby

Location:

Proposal: Installation of replacement windows

Expiry Date: 05/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00498>

Resolution

No objection

City Centre Conservation Area

Application No. & DER/11/17/01514 - 36 Corn Market, Derby

Location:

Proposal: Change of use and alterations to the first, second and third floors to form four apartments (use class C3)

Expiry Date: 10/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01514>

Item for information only - revised scheme already approved. CAAC welcomed retention of the C19 staircase

City Centre Conservation Area

Application No. & DER/11/17/01513 - 36 Corn Market, Derby

Location:

Proposal: Change of use and alterations to the first, second and third floors to form four apartments (use class C3) including removal of stair cases

Expiry Date: 10/04/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/11/17/01513>

Item for information only - revised scheme already approved. CAAC welcomed retention of the C19 staircase

City Centre Conservation Area

Application No. & DER/03/18/00314 - Middleton House, 27 St. Marys Gate, Derby

Location:

Proposal: Change of use from offices (Use Class A2) to 53 residential apartments (Use Class C3) and erection of 2 x 4 storey apartment blocks to provide 24 apartments together with associated car parking, landscaping, cycle and bin stores.

Expiry Date: 11/06/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00314>

Resolution

Object

CAAC deplored the continuing lack of information: limited heritage statement, impact assessment etc. Members were unable to understand the full significance of the two curtilage listed buildings threatened with demolition, due to lack of information. It was thought that they were able to be converted to new uses. The committee thought the new build blocks lacked contextual and view analysis, justification and had a negative impact on the City Centre Conservation Area and setting of nearby Listed buildings.

When more information is submitted this application to is requested to return to Advisory Committee.

City Centre Conservation Area

Application No. & DER/03/18/00313 - Middleton House, 27 St. Marys Gate, Derby

Location:

Proposal: Change of use from offices (Use Class A2) to 53 residential apartments (Use Class C3) and erection of 2 x 4 storey apartment blocks to provide 24 apartments together with associated car parking, landscaping, cycle and bin stores.

Expiry Date: 16/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/03/18/00313>

Resolution

Object

CAAC deplored the continuing lack of information: limited heritage statement, impact assessment etc. Members were unable to understand the full significance of the two curtilage listed buildings threatened with demolition, due to lack of information. It was thought that they were able to be converted to new uses. The committee thought the new build blocks lacked contextual and view analysis, justification and had a negative impact on the City Centre Conservation Area and setting of nearby Listed buildings.

When more information is submitted this application is requested to return to Advisory Committee.

City Centre Conservation Area

Application No. & DER/05/18/00796 - 8 Strand, Derby

Location:

Proposal: Alterations to the basement to include demolition of the existing stairs and raised floor and the installation of new steelwork

Expiry Date: 20/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00796>

Resolution

No Objection

CAAC expressed concerns about the developer's precipitate action without LBC but accepted the scheme overall.

City Centre Conservation Area

Application No. & DER/05/18/00815 - 5-6 Strand Arcade, The Strand, Derby

Location:

Proposal: Internal alterations to the first floor to create new toilets

Expiry Date: 26/07/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00815>

Resolution

No Objection

Friar Gate Conservation Area

Application No. & DER/02/18/00231 - St. Werburgh's Church, Friar Gate, Derby

Location:

Proposal: Internal alterations to include the removal of internal partitions, installation of new partitioning, glazed screens and partial dry lining. Installation of new heating and lighting, internal floor finishes and toilets and fitting out of the kitchen area

Expiry Date: 17/04/2018

Listed Building: G2S

<https://eplanning.derby.gov.uk/online-applications/plan/02/18/00231>

Resolution

No Objection subject to resolution of details.

CAAC welcomed the progress made in the amendments but still questioned the detail of the infill screens relative to the east arcade and shown extending up beyond the arch and method of attachment; would leave to officers to clarify with further sections and details of this

Friar Gate Conservation Area

Application No. & DER/05/18/00781 - 30A Ashbourne Road, Derby

Location:

Proposal: Display of two non-illuminated fascia signs and two non-illuminated notice boards

Expiry Date: 27/07/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00781>

Resolution

No Objection subject to officers ensuring traditional materials used. CAAC queried effectiveness of sign on side (east) elevation and suggested that if this sign were removed the front elevation fascia could be wider to compensate.

Green Lane & St. Peters Conservation Area

Application No. & DER/05/18/00785 - 30 & 32 Green Lane, Derby

Location:

Proposal: Installation of new shop fronts and replacement windows

Expiry Date: 19/07/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00785>

Resolution

No Objection

CAAC welcomed the opportunity to improve the bottom of Green Lane.

Suggested putting this forward for as nomination for the George Rennie Award next year.

Green Lane & St. Peters Conservation Area

Application No. & DER/05/18/00786 - 30 & 32 Green Lane, Derby

Location:

Proposal: Display of one non-illuminated projecting sign

Expiry Date: 19/07/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00786>

Resolution

No Objection

CAAC welcomed the opportunity to improve the bottom of Green Lane.

Suggested putting this forward for as nomination for the George Rennie Award next year.

Others - not in Conservation Areas

Application No. & DER/05/18/00791 - 85-89 King Street, Derby

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

Expiry Date: 25/07/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00791>

Resolution:

Refusal

CAAC were concerned about the dilution in quality (including materials) over previous permissions. Particular concerns were the wholesale replacement of the roof structure and the omission of the shopfronts to King Street. They commented on lack of clarification on extent of rendering/brickwork. CAAC felt that the quality was not commensurate with such an important gateway site, opposite a Grade 1 listed building and setting of Strutt's Park conservation area. They suggested that the applicant looked at and followed the design of the already consented scheme.

Others - not in Conservation Areas

Application No. & DER/05/18/00771 - Land off Phoenix Street, Derby

Location:

Proposal: Erection of a new building providing 202 residential apartments (use class C3) including ancillary floor space together with associated car parking, servicing, site infrastructure and landscaping

Expiry Date: 28/08/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/05/18/00771>

Resolution:

Refusal

CAAC expressed strong concerns at the major negative impact on the setting of all major designated heritage assets (particularly the Cathedral) and heritage assets in the City Centre and the setting of the Nottingham Road Conservation Area.

Strutt's Park Conservation Area

Application No. & DER/04/18/00574 - 106 Arthur Street, Derby

Location:

Proposal: Installation of a roof light to the front elevation and a rear dormer to form rooms in the roof space. Erection of railings, a gate and the installation of replacement windows to the front elevation

Expiry Date: 21/06/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/04/18/00574>

Resolution:

No objection subject to appropriate details for the windows and railings.

CAAC welcomed the late amendments (omission of roof light and reversion to timber rather than composite windows) but questioned the lack of detail on the railings

Strutt's Park Conservation Area

Application No. & DER/01/18/00074 - 105 & 105A Duffield Road, Derby

Location:

Proposal: Display of two non-illuminated freestanding signs

Expiry Date: 25/07/2018

Listed Building:

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00074>

Resolution:

No objection

City Centre Conservation Area

Application No. & DER/01/18/00153 - 3-4 Royal Buildings, Victoria Street, Derby

Location:

Proposal: Internal alterations to create two self contained units by the insertion of a dividing partition wall

Expiry Date: 25/06/2018

Listed Building: GD2

<https://eplanning.derby.gov.uk/online-applications/plan/01/18/00153>

Resolution:

No objection

CAAC queried the extent of window graphics and felt they should be confined to the transom lights. They suggested that the lettering could be in colour on a transparent vinyl background.

Minutes End